

**JUNE 27, 2016**



**BOARD OF COMMISSIONERS  
MONTHLY MEETING**

**DANIEL BAUMAN, CHAIRMAN  
SALENA ZELLERS, VICE CHAIRWOMAN**

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**ROY O. PRIEST, SECRETARY-TREASURER**

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**ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**  
401 Wythe Street • Alexandria, VA • 22314  
[www.arha.us](http://www.arha.us)

ALEXANDRIA  
REDEVELOPMENT &  
HOUSING AUTHORITY



**DANIEL BAUMAN**  
*Chairman*

**SALENA ZELLERS**  
*Vice Chairwoman*

**Commissioners:**

**Anitra Androh**  
*Commissioner*

**Christopher Ballard**  
*Commissioner*

**Chyrell Bucksell**  
*Commissioner*

**Carter D. Flemming**  
*Commissioner*

**Peter Kleeblatt**  
*Commissioner*

**Merrick Malone**  
*Commissioner*

**Karl Sandberg**  
*Commissioner*

**Roy O. Priest**  
*Secretary-Treasurer*

June 22, 2016

Mr. Daniel Bauman  
1404 Key Drive  
Alexandria, VA 22302

**Re: Monday, June 27, 2016 Regularly Scheduled Board Meeting**

Dear Chairman Bauman:

Enclosed please find the docket for the regular board meeting of the ARHA Board of Commissioners to be held on Monday, June 27, 2016 at 7:00 p.m., ARHA 401 Wythe Street (*east conference room*), Alexandria, VA 22314. There is one Consent item and no Action item submitted for the docket.

Sincerely,

Roy O. Priest,  
Secretary-Treasurer

lh/ROP

cc: City Council (7, electronically)  
ARHA Commissioners (8, delivered by courier and electronically)  
Mark Jinks, City Manager (1, electronically)  
Helen McIlvaine, Director of Housing (1, electronically)  
Alexandria Libraries (4, delivered by courier)  
Alexandria Resident Advisory Board (1 electronically)  
Ladrey High Rise Advisory Board (1, delivered by courier)

**BOARD OF COMMISSIONERS  
REGULARLY SCHEDULED MONTHLY MEETING**

Monday, June 27, 2016

7:00pm

Alexandria Redevelopment and Housing Authority (ARHA)  
401 Wythe Street • Street Alexandria, VA 22314  
(East Conference Room)

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1. Public Discussion Period for Resident Groups – 10 minutes
  - Ladrey Advisory Board (LAB) – Maudie Hines, President
  - ARHA Resident Association (ARA) – Kevin Harris, President
2. Public Discussion Period on AGENDA and NON-AGENDA ITEMS – 5 minutes
  - Neighborhood Briefing – Alexandria Police Department
3. Adopt Minutes of Regular Meeting held on Monday, May 23, 2016
4. Vote Receipt of the Secretary-Treasurer's Report as of Monday, June 27, 2016
5. **CONSENT DOCKET**
  - 5.1 *Vote to Approve Resolution No. 623, Authorizing Staff to Write-Off Computer Equipment and Hardware.*
6. **ACTION DOCKET**
7. Other Business
8. Executive Session to Discuss Personnel, Legal and Real Estate Issues

# MINUTES

MINUTES

**MINUTES OF THE  
ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY**

**REGULARLY SCHEDULED BOARD MEETING  
401 WYTHE STREET (*East Conference Room*)  
ALEXANDRIA, VA 22314**

**MONDAY, MAY 23, 2016  
7:00 P.M.**

**THOSE PRESENT:** Daniel Bauman, Chairman  
Salena Zellers, Vice Chairwoman  
Christopher Ballard, Commissioner  
Chyrell Bucksell, Commissioner  
Karl Sandberg, Commissioner - Arrived 8:15 pm  
Peter Kleebblatt, Commissioner

**ABSENT:** Anitra Androh, Commissioner  
Carter Flemming, Commissioner  
Merrick Malone, Commissioner

**RECORDER:** Ian Hawkins, Recorder

The regular Board meeting was called to order at 7:10 pm. Others present were Roy Priest, Chief Executive Officer, ARHA department heads, ARHA staff, City Office of Housing staff and community citizens.

**ITEM 1. PUBLIC DISCUSSION PERIOD FOR RESIDENTS GROUPS – 10 MINUTES:**

- **Ladrey High-Rise Residents Advisory Board (RAB)** – Mrs. Maudie Hines, President, greeted the Commissioners and mentioned a happy report, that Ladrey has been quiet.

The residents of Ladrey and Annie B. Rose were treated by the Alexandria Police Department (APD) to a special event in honor of Veterans. APD provided food, drinks, and games. They also gave gift cards to our Veterans who served in the Armed Forces.

Alfred Street Baptist Church provided a luxury bus, to take the residents of Ladrey, to America Buffet for dinner. They enjoyed a wonderful feast. It was simply beautiful!!!

Mrs. Hines, mentioned her husband was ill, and she encouraged everyone to keep him in their prayers.

Mr. Priest inquired about the status of the very strong and active gardening program at Ladrey. There were several raised and standing planter boxes built to encourage their participation and to keep the seniors from being bent over while engaging in planting.

Mr. Priest stated he always marveled at the garden produce that came out of Ladrey. Mr. Priest asked some older gentleman working in the garden, what were they putting on the plants because they always looked supersized! Mr. Priest mentioned last year there was no garden program and apprised Mrs. Hines of the gardening program at Hopkins Tancil. Mr. Priest stated that the gardeners are willing to come out and help again if the Ladrey senior will reconvene the gardening program and ARHA is willing to work with the seniors Ladrey to get the necessary planting materials. Mrs. Hines welcomed the idea and thanked Mr. Priest in advance for ARHA's assistances.

- **Alexandria Resident Association (ARA)** – Ms. Shanelle Gayden, President – Absent. In Ms. Gayden's absence. Mr. Priest's apprised the Board of a recent development taking place with the Resident Association. Mr. Kevin Harris is a resident who resides at Chatham Square and serves on the North Old Town Small Area Advisory Board; he has been in contact with Ms. Shanelle Gayden. Mr. Harris will assume new leadership for ARA and will be present at ARHA's Board meetings.

**ITEM 2. PUBLIC DISCUSSION PERIOD ON AGENDA AND NON-AGENA ITEMS – 5 MINUTES**

Ms. Kimberly Bates apprised the Board of several concerns regarding her housing and rent payments. Ms. Bates indicated on several occasions that ARHA's information regarding her rent arrears is inaccurate.

Mr. Priest stated that he was ready to address all the points Ms. Bates raised to the Commissioners. Mr. Priest indicated to Ms. Bates that ARHA has records that will refute what Ms. Bates has stated to the Board. Mr. Priest specified that the primary factor is Ms. Bates owes ARHA money and hasn't made a rent payment in several months. The only payments received were from some community based organizations that contributed funds based upon a referral made by a member of ARHA's staff on her behalf, to those entities to help pay her outstanding rent balance. Mr. Priest stated, that Ms. Bates indicated she couldn't pay her rent because her wallet blew off the top the car, which contained several money orders. Mr. Priest relayed to the Board that ARHA hasn't received any payments since this occurrence.

Mr. Priest asked Ms. Bates to produce any and all documentation to support her testimony to the Commissioners.

Ms. Bates also spoke about bedbugs and other housing issues. Ms. Bates submitted copies of money order receipts to Mr. Priest. Mr. Priest stated, ARHA will have staff to verify the legitimacy of the money orders and get back with her.

Ms. Barbara Edwards is a resident of ARHA for approximately fourteen years. Ms. Edwards addressed the Board in regards to ARHA staff does not answer the telephone or return calls. Ms. Edwards also informed the Board of several pending housing issues that has not been addressed.

Mr. Priest replied that he will personally address what Ms. Edwards has communicated to the Board and will submit a report back to the Board of his findings; and will take the necessary action to deal with staffing. Mr. Priest replied he appreciated Ms. Edwards and Ms. Bates for coming out tonight and will follow up with both residents regarding the matters they conveyed to the Board.

Commissioner Bucksell thanked Ms. Edwards for coming out; because we don't hear a lot from residents. I'm sure this isn't happening as much. As you may not know, ARHA has made a lot of changes; and sometimes, unfortunately residents aren't aware of the changes that have been made and sometimes this is where the communication may lay. Commissioner Bucksell stated she hope this has solved her problems; and others on the Board really appreciate you coming out and bring these matters to our attention.

**ITEM 3. VOTE TO APPROVE MINUTES FOR MONDAY, APRIL 25, 2016 BOARD OF COMMISSIONERS MEETING:**

Chairman Bauman presented the minutes for Monday, April 25, 2016. Commissioner Ballard moved to accept the minutes; the motion was seconded by Commissioner Bucksell. The motion was approved with (5) Yeas and (0) Nays to accept the Minutes of Monday, April 25, 2016.

**ITEM 4. VOTE TO RECEIVE THE SECRETARY-TREASURER'S REPORT:**

Chairman Bauman opened the floor to receive the Secretary-Treasurer's Report. The Secretary-Treasurer presented his report and responded to questions raised by the Board. Chairman Bauman requested a motion to accept the Secretary-Treasurer's Report. Commissioner Kleeblatt moved to accept the Secretary-Treasurer Report; the motion was seconded by Commissioner Ballard. The motion was approved unanimously (5) Yeas to (0) Nays to accept the Secretary-Treasurer's Report as of Monday, May 23, 2016.

**ITEM . 5 CONSENT DOCKET:**

**8.1** *Vote to Approve Resolution 620, 2016 Revision of the Admissions and Continued Occupancy Plan.*

***Chairman Bauman made a request to approve Resolution 620, Commissioner Kleeblatt moved to approve Resolution 620; seconded by Vice Chairwoman Zellers. The motion was passed by (5) Yeas; (0) Nays to accept Resolution 620.***

**8.2** *Vote to Approve Resolution 621, Allowing Staff to Enter Into Contract for Housing Quality Standards (HQS) Inspection Services.*

*Chairman Bauman made a request to approve Resolution 621, Vice Chairwoman Zellers moved to approve Resolution 621; seconded by Commissioner Kleeblatt. The motion was passed by (5) Yeas; (0) Nays to accept Resolution 621.*

**8.3** *Vote to Approve Resolution No. 622, Authorizing the Opening of New Bank Accounts for Virginia Housing Development LLC.*

*Chairman Bauman made a request to approve Resolution 622, Vice Chairwoman Zellers moved to approve Resolution 622; seconded by Commissioner Kleeblatt. The motion was passed by (5) Yeas; (0) Nays to accept Resolution 622.*

**ITEM 6. ACTION DOCKET:**

No information submitted

**ITEM 7.** No Other Business to report

**ITEM 8. EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL AND REAL ESTATE ISSUES:**

A motion was made by Commissioner Kleeblatt and seconded by Commissioner Ballard and unanimously adopted to convene into Executive Session to discuss Personnel, Real Estate, and Legal Matters. The Executive Session commenced at 8:40 pm.

At 10:25 pm the Board reconvened in public session.

Thereupon, Commissioner Ballard made the following motion, seconded by Commissioner Sandberg, no other actions were taken in the Executive Session and to the best of each member's knowledge (1) only public business matters fully exempted from open meeting requirements under the FOIA were discussed in the Executive Session, and (2) only public business matters identified in the motion by which the closed meeting was convened were heard, discussed or considered by the Board in Executive Session. The motion was unanimously approved on a roll call vote of (6) Yeas to (0) Nays.

There being no further business to come before the Board, Chairman Bauman adjourned the meeting at 10:30 pm.



# FINANCE

FINANCE



**Commissioners:**

**Daniel Bauman, Chairman**

**Salena Zellers, Vice Chairwoman**

Anitra Androh

Carter Flemming

Christopher Ballard

Chyrell Bucksell

Karl Sandberg

Merrick T. Malone

Peter Kleeblatt

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**Roy Priest, Chief Executive Officer**

**DATE:** May 12, 2016

**TO:** Chairperson Daniel Bauman and the ARHA Board of Commissioners

**FROM:** Roy Priest, Secretary Treasurer 

**SUBJECT:** ARHA FINANCIAL REPORT: JANUARY 1, 2016 – MAY 31, 2016

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## I. CENTRAL OFFICE

The Central Office Cost Center (COCC) includes the Executive Office, Finance & Administration, Asset Management, and Central Maintenance. This report reflects the expenses associated with their operations. Staff is following HUD's guidance in determining the management fee to charge to each of the Authority's developments. HUD has provided an outline of the overall policy framework underlying the development of that guidance.

The COCC charges the following fee monthly for each unit under lease. Management Fee \$63.52, Bookkeeping Fee \$7.50, and Asset Management fee \$10.00. HUD does not allow these fees to be charged to an AMP if it results in an operating loss.

For the period ending May 31, 2016, the COCC generated net income of \$36,110.

## II. PUBLIC HOUSING- AMP 1

Public Housing- AMP 1 is associated with one (1) HUD project number which is Ladrey High-rise. This community consists of 170 rental units.

For the period ending May 31, 2016, Public Housing- AMP 1 generated a restricted reserve of \$39,849 which is restricted for Public Housing operations and being used to support current year (CY) deficits in other Public Housing AMP's.

## IV. PUBLIC HOUSING- AMP 3

Public Housing- AMP 3 is associated with three (3) HUD project numbers which includes: Andrew Adkins (90 units), Samuel Madden Homes Uptown (66 units), and Ramsey Homes (15 units). This community consists of 171 rental units.



For the period ending May 31, 2016, Public Housing-AMP 3 generated a restricted reserve of \$84,527, which is restricted for Public Housing operations and being used to support CY deficits in other Public Housing AMPs.

#### **V. PUBLIC HOUSING- AMP 4**

Public Housing- AMP 4 is associated with four (4) HUD project numbers which includes; Scattered Sites I (50 units), Scattered Sites II (30 units), Scattered Sites III (41 units), and Park Place (38 units). This community consists of 159 rental units.

For the period ending May 31, 2016, Public Housing- AMP 4 generated a net loss of \$109,360, which is \$1,353 or 1% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

#### **VI. PUBLIC HOUSING- AMP 5**

Public Housing- AMP 5 is associated with one (1) HUD project numbers which include; Saxony Square (5 units). This community consists of 5 rental units.

For the period ending May 31, 2016, Public Housing- AMP 5 generated a net loss of \$10,311; which is \$1,233 or 11% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

#### **VII. PUBLIC HOUSING- AMP 6**

Public Housing- AMP 6 is associated with one (1) HUD project numbers which is Chatham Square. This community consists of 52 rental units which are also Low-Income Housing Tax Credit (LIHTC) units.

For the period ending May 31, 2016, Public Housing- AMP 6 generated a net loss of \$43,297; which is \$32,560 or 403% higher than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

#### **VIII. PUBLIC HOUSING- AMP 7**

Public Housing- AMP 7 is associated with three (3) HUD project numbers which include; Braddock Road (6 units), Whiting Street (24 units), and Reynolds (18 units). This community consists of 48 rental units which are also LIHTC units.

For the period ending May 31, 2016, Public Housing- AMP 7 generated a net loss of \$54,436; which is \$42,446 or 454% higher than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

#### **IX. PUBLIC HOUSING- AMP 8**

Public Housing- AMP 8 is associated with one site which includes: Old Dominion (24 rehab and 12 new construction units). This community consists of 36 Public Housing rental units which are also LIHTC units.

For the period ending May 31, 2016, Public Housing- AMP 8 generated a net loss of \$18,837; which is \$2,576 or 13% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

**X. PUBLIC HOUSING- AMP 9**

Public Housing- AMP 9 is associated with one site which includes; West Glebe. This community consists of 48 Public Housing rental units which are also LIHTC units.

For the period ending May 31, 2016, Public Housing- AMP 9 generated a net loss of \$8,511; which is \$3,141 or 27% less than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

**XI. PUBLIC HOUSING- AMP 10**

Public Housing- AMP 10 is associated with one site which includes; James Bland Phase I (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending May 31, 2016, Public Housing- AMP 10 generated a net loss of \$19,414; which is \$9,729 or 200% higher than the budgeted deficit. The deficit will be funded by current year Public Housing operating revenue.

**XII. PUBLIC HOUSING- AMP 11**

Public Housing- AMP 11 is associated with one site which includes; James Bland Phase II (Old Town Commons). This community consists of 18 Public Housing/LIHTC rental units.

For the period ending May 31, 2016, Public Housing- AMP 11 generated a restricted reserve of \$313; which is restricted to the Limited Partnership.

**XIII. PUBLIC HOUSING- AMP 12**

Public Housing- AMP 12 is associated with one site which includes; James Bland Phase IV (Old Town Commons). This community consists of 44 Public Housing/LIHTC rental units.

For the period ending May 31, 2016, Public Housing- AMP 12 generated a restricted reserve of \$27,307; which is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

**XIV. OLD TOWN COMMONS V- (JB V)**

Old Town Commons V is associated with one site which includes; James Bland Phase V (Old Town Commons). This community consists of 54 LIHTC rental units that are currently being developed.

For the period ending May 31, 2016, OTC V generated a restricted reserve of \$190,633; this reserve is restricted to the Limited Partnership and is used to fund replacement reserves, operating reserves, and residual receipts obligation to ARHA.

**XV. MILLER HOMES**

Miller Homes is associated with scattered sites in Region III. These units were purchased as a result of the demolition of public housing units at West Glebe and James Bland. There is no debt service related to these units. This community consists of 16 affordable housing rental units.

For the period ending May 31, 2016, Miller Homes generated an (unrestricted) surplus of \$58,257, which is designated to fund current year operating deficits in the COCC.

**XVI. HOPKINS- TANCIL COURTS**

This report reflects 109 Mod-Rehab units. The debt service on this property was refinanced in March 2010 and debt was retired in December 2015, the residual receipts earned at this property are no longer restricted to the property.

For the period ending May 31, 2016, Hopkins Tancil generated an (unrestricted) surplus of \$276,437 which is designated to fund current year operating deficits in the COCC.

**XVII. QUAKER HILL, LP**

This property consists of 60 LIHTC rental units.

For the period ending May 31, 2016, Quaker Hill generated a restricted reserve of \$167,643; this reserve is restricted to the Limited Partnership and is used to fund replacement and operating reserves and cover outstanding debt obligations with the City of Alexandria.

**XVIII. PRINCESS SQUARE**

This property consists of 69 affordable housing rental units.

For the period ending May 31, 2016, Princess Square generated a (unrestricted) surplus of \$118,226 which is designated to fund current year operating deficits.

**XIX. PENDLETON PARK**

This property consists of 24 LIHTC rental units.

For the period ending May 31, 2016, Pendleton Park generated a restricted reserve of \$1,135; this reserve is restricted for replacement reserves, operating reserves, and residual receipts obligation to ARHA.

**XX. HOUSING CHOICE VOUCHER PROGRAM**

For the period ending May 31, 2016, the Housing Choice Voucher Program (HCVP) operated with a deficit of \$358,110; which is \$321,356 or 974% higher than the budgeted deficit. The deficit will be funded with Administrative Fee and Housing Assistant Payment Reserves.

**XXI. MOD REHAB PROJECT BASED VOUCHERS**

For the period ending May 31, 2016, the Housing Mod-Rehab operated without a surplus of \$93,960 which is restricted for future housing assistant payments within the Mod Program.

**XXII. TAX EXEMPT BOND INCOME**

For the period ending May 31, 2016, The Bond Fund generated a deficit of \$11,123; which is funded with CY reserves.

Please contact me if you have any questions or require additional information  
Attachment(s)

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	Housing Choice Voucher Program		Mod Rehab Project-Based		Tax Exempt Bond Income	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	-	-	-	-	-	-
Governmental Grants	8,679,083	8,405,000	580,245	480,833	99,412	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	643,318	625,000	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	58,025	54,167	3,858	-
Operating Subsidy	-	-	-	-	-	-
Investment Income	99	1,804	46	29	16	16
CY Transfers	358,110	36,754	-	-	-	11,123
Other Income	1,282	6,250	-	-	-	3,750
<b>Total Operating Revenue</b>	<b>9,681,892</b>	<b>9,074,808</b>	<b>638,316</b>	<b>535,029</b>	<b>103,286</b>	<b>14,889</b>
						<b>26,477</b>
						<b>(11,588)</b>
<b>Operating Expenses</b>						
Administration	569,745	502,083	67,662	-	37,837	37,088
Tenant Services	-	-	-	-	-	-
Utilities	5,195	3,125	2,070	-	-	-
Ordinary maintenance & operations	8,326	8,892	(565)	-	-	-
Protective Services	524	1,458	(935)	-	-	-
General expense	172,140	154,250	17,890	6,143	12,146	(6,003)
Housing Assistance Payments	8,925,961	8,405,000	520,961	500,375	480,833	19,542
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	93,960	4,963	88,998
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>9,681,892</b>	<b>9,074,808</b>	<b>607,084</b>	<b>638,316</b>	<b>535,029</b>	<b>103,286</b>
						<b>14,889</b>
						<b>26,477</b>
						<b>(11,588)</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>-</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	LIHTC/Quaker Hill LP		Princess Square		LIHTC/Pendleton Park	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	483,498	477,500	422,976	417,000	135,212	140,000
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	195	250	-	-	22	42
Investment Income	-	-	-	-	-	-
CY Transfers	-	-	-	-	-	-
Other Income	8,258	8,281	(3,025)	10,531	6,784	3,271
			(23)	(13,556)	3,513	3,513
<b>Total Operating Revenue</b>	<b>491,952</b>	<b>486,031</b>	<b>419,951</b>	<b>427,531</b>	<b>142,019</b>	<b>143,313</b>
<b>Operating Expenses</b>						
Administration	150,693	166,281	52,192	73,719	27,978	30,719
Tenant Services	-	3,125	-	5,000	-	42
Utilities	879	1,125	38,920	39,167	18,662	13,917
Ordinary maintenance & operations	47,529	48,563	86,236	130,833	23,109	25,146
Protective Services	36	-	245	417	16	42
General expense	86,917	82,750	124,133	167,417	43,329	43,042
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	38,255	37,750	-	-	27,790	27,917
CY Reserves	167,643	146,438	118,226	10,979	1,135	2,490
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>491,951</b>	<b>486,031</b>	<b>419,951</b>	<b>427,531</b>	<b>142,019</b>	<b>143,313</b>
<b>NET INCOME (LOSS)</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves



**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	LIHTC/OTC Phase V		Miller Homes		Hopkins-Tancil	
	Actual	Over / (Under) Budget	Actual	Over / (Under) Budget	Actual	Over / (Under) Budget
<b>Operating Revenue</b>						
Dwelling Rent	340,975	337,500	3,475			
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	-	-	-	-	6	8
Investment Income	-	-	-	-	-	(2)
CY Transfers	-	-	-	-	-	-
Other Income	11,879	7,750	4,129			
<b>Total Operating Revenue</b>	<b>352,854</b>	<b>345,250</b>	<b>7,604</b>	<b>128,901</b>	<b>129,146</b>	<b>(245)</b>
<b>Operating Expenses</b>						
Administration	82,318	82,958	(640)			
Tenant Services	-	37,917	(37,917)			
Utilities	11,838	8,667	3,171			
Ordinary maintenance & operations	23,762	50,917	(27,155)			
Protective Services	1,539	2,083	(544)			
General expense	42,764	26,417	16,347			
Housing Assistance Payments	-	-	-			
Debt Service	-	-	-			
CY Reserves	190,633	136,292	54,341			
Transfers	-	-	-			
<b>Total Operating Expense</b>	<b>352,854</b>	<b>345,250</b>	<b>7,604</b>	<b>128,901</b>	<b>129,146</b>	<b>(245)</b>
<b>NET INCOME (LOSS)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>
Less: Restricted Income	-	-	-			
<b>ADJUSTED NET INCOME (LOSS)**</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	LIHTC/Public Housing AMP 9		LIHTC/Public Housing AMP 10		LIHTC/Public Housing AMP 11		LIHTC/Public Housing AMP 12						
	Over / (Under) Budget		Over / (Under) Budget		Over / (Under) Budget		Over / (Under) Budget						
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget					
<b>Operating Revenue</b>													
Dwelling Rent	22,435	25,500	(3,065)		27,689	20,000	7,689	11,920	12,500	(580)	79,160	67,500	11,660
Governmental Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-	-	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Subsidy	98,019	93,125	4,894		32,180	31,792	388	40,123	38,750	1,373	53,518	44,000	9,518
Investment Income	185	167	19		-	-	-	-	-	-	-	146	(146)
CY Transfers	8,511	11,652	(3,141)		19,414	9,685	9,729	-	-	-	-	-	-
Other Income	2,644	3,500	(856)		1,218	650	568	266	708	(443)	7,890	7,904	(14)
<b>Total Operating Revenue</b>	131,794	133,944	(2,150)		80,501	62,127	18,373	52,308	51,958	350	140,567	119,550	21,017
<b>Operating Expenses</b>													
Administration	61,018	47,163	13,855		39,310	28,315	10,996	33,086	25,063	8,024	63,798	56,758	7,039
Tenant Services	-	42	(42)		-	1,333	(1,333)	-	83	(83)	-	4,500	(4,500)
Utilities	4,596	4,938	(342)		340	2,042	(1,702)	1,682	1,969	(286)	12,394	14,000	(1,606)
Ordinary maintenance & operations	50,786	65,427	(14,641)		33,077	22,396	10,681	11,028	11,146	(118)	11,992	11,750	242
Protective Services	498	542	(43)		964	1,042	(78)	814	833	(20)	2,214	2,292	(78)
General expense	14,897	15,833	(936)		6,809	7,000	(191)	5,384	5,302	82	22,863	22,708	155
Housing Assistance Payments	-	-	-		-	-	-	-	-	-	-	-	-
Debt Service	-	-	-		-	-	-	-	-	-	-	-	-
CY Reserves	-	-	-		-	-	-	313	7,563	(7,250)	27,307	7,542	19,765
Transfers	-	-	-		-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	131,795	133,944	(2,149)		80,500	62,127	18,373	52,308	51,958	349	140,567	119,550	21,017
<b>NET INCOME (LOSS)</b>	(0)	-	(0)		0	-	0	0	-	0	0	-	0
Less: Restricted Income	-	-	-		-	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	(0)	-	(0)		0	-	0	0	-	0	0	-	0

\*\*Loss reduces unrestricted reserves

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	LIHTC/Public Housing AMP 6		LIHTC/Public Housing AMP 7		LIHTC/Public Housing AMP 8	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>						
Dwelling Rent	82,690	91,500	65,412	65,500	29,150	32,500
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVP Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	49,780	48,083	62,964	61,458	54,323	47,875
Investment Income	-	-	-	-	143	138
CY Transfers	43,297	10,738	54,436	11,990	18,837	21,413
Other Income	3,197	2,500	9,839	3,438	1,106	2,958
<b>Total Operating Revenue</b>	178,964	152,821	192,650	142,385	103,559	104,883
						(1,324)
<b>Operating Expenses</b>						
Administration	94,133	88,969	54,816	52,653	49,681	43,738
Tenant Services	-	63	-	71	-	167
Utilities	2,034	1,375	3,088	1,604	9,348	7,875
Ordinary maintenance & operations	60,101	36,279	112,658	58,175	33,957	40,750
Protective Services	-	-	644	1,333	202	208
General expense	22,695	26,135	21,444	24,196	10,371	12,146
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	-	-	-	4,354	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	178,964	152,821	192,650	142,385	103,559	104,883
						(1,325)
<b>NET INCOME (LOSS)</b>	0	-	0	-	0	-
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME (LOSS)**</b>	0	-	0	-	0	-

\*\*Loss reduces unrestricted reserves

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	Public Housing AMP 3		Public Housing AMP 4		Public Housing AMP 5	
	Actual	Over / (Under) Budget	Actual	Over / (Under) Budget	Actual	Over / (Under) Budget
<b>Operating Revenue</b>						
Dwelling Rent	123,348	129,500 (6,152)	199,867	198,500 1,367	6,974	8,500 (1,526)
Governmental Grants	-	-	-	-	-	-
Local Grants	-	-	-	-	-	-
Management/Fee for Service	-	-	-	-	-	-
Bookkeeping Fee	-	-	-	-	-	-
Asset Management Fee	-	-	-	-	-	-
HCVF Asset Management Fee	-	-	-	-	-	-
Operating Subsidy	464,414	438,708 25,706	212,497	204,208 8,288	4,973	6,417 (1,444)
Investment Income	-	-	-	-	-	-
CY Transfers	-	-	109,360	110,713 (1,353)	10,311	11,544 (1,233)
Other Income	7,629	26,563 (18,933)	8,429	11,583 (3,155)	25	125 (100)
<b>Total Operating Revenue</b>	595,392	594,771 621	530,152	525,004 5,147	22,283	26,585 (4,303)
<b>Operating Expenses</b>						
Administration	131,198	144,249 (13,052)	179,171	191,656 (12,486)	17,425	16,756 669
Tenant Services	-	42,208 (42,208)	56	208 (152)	-	8 (8)
Utilities	173,163	214,021 (40,857)	78,316	77,396 920	45	4,792 (4,747)
Ordinary maintenance & operations	163,139	133,817 29,323	204,758	169,352 35,406	3,639	3,146 494
Protective Services	-	-	-	-	-	-
General expense	43,364	56,208 (12,844)	67,850	86,392 (18,542)	1,173	1,883 (710)
Housing Assistance Payments	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
CY Reserves	84,527	4,268 80,260	-	-	-	-
Transfers	-	-	-	-	-	-
<b>Total Operating Expense</b>	595,391	594,771 621	530,151	525,004 5,147	22,283	26,585 (4,303)
<b>NET INCOME (LOSS)</b>	0	- 0	0	- 0	(0)	- (0)
Less: Restricted Income	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	0	- 0	0	- 0	(0)	- (0)

\*\*Loss reduces unrestricted reserves

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**STATEMENT OF OPERATIONS**  
**FOR THE PERIOD ENDING MAY 31, 2016**

	Total		Over / (Under)		Total Public Housing		*Central Office (C.O.)		Over / (Under)		Public Housing AMP 1		Over / (Under)	
	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
<b>Operating Revenue</b>														
Dwelling Rent	2,998,600	2,901,500	97,100	373,495	869,203	-	-	-	-	220,558	215,000	-	-	5,558
Governmental Grants	9,259,328	8,885,833	373,495	15,085	-	51,085	36,000	15,085	-	-	-	-	-	-
Local Grants	51,085	36,000	15,085	(10,403)	51,085	-	-	(28,721)	-	-	-	-	-	-
Management/Fee for Service	1,736,680	1,747,083	(10,403)	(822)	1,093,362	1,093,362	1,122,083	(28,721)	(822)	-	-	-	-	-
Bookkeeping Fee	39,053	39,875	(822)	39,053	39,053	39,875	39,875	(822)	-	-	-	-	-	-
Asset Management Fee	57,539	53,188	4,352	4,352	57,539	57,539	53,188	4,352	-	-	-	-	-	-
HCVP Asset Management Fee	259,708	227,838	31,870	43,273	201,683	201,683	173,671	28,013	-	-	-	-	-	-
Operating Subsidy	1,341,856	1,298,583	43,273	(1,700)	1,341,856	-	50	(10)	269,069	284,167	(15,098)	180	180	-
Investment Income	933	2,633	(1,700)	275,924	548	40	132,988	(132,988)	-	-	-	-	-	180
CY Transfers	633,399	357,475	275,924	(43,515)	264,166	-	121,083	7,369	31,880	29,771	2,109	-	-	-
Other Income	243,641	287,156	(43,515)		202,575	128,452	121,083							
<b>Total Operating Revenue</b>	<b>16,621,823</b>	<b>15,837,165</b>	<b>784,658</b>		<b>4,121,072</b>	<b>1,571,216</b>	<b>1,678,938</b>	<b>(107,722)</b>		<b>521,687</b>	<b>528,938</b>	<b>(7,251)</b>		
<b>Operating Expenses</b>														
Administration	2,662,151	2,710,948	(48,796)	1,599,006	709,604	709,604	765,979	(56,375)	165,767	158,563	7,205	20,861	30,417	(9,556)
Tenant Services	118,562	367,410	(248,848)	118,562	97,645	97,645	196,792	(99,147)	121,008	148,750	(27,742)	130,465	137,250	(6,785)
Utilities	583,818	678,510	(94,693)	420,288	14,274	14,274	29,833	(15,560)	436	1,333	(897)	436	1,333	(897)
Ordinary maintenance & operations	1,656,718	1,564,546	92,172	1,313,032	497,430	497,430	431,521	65,909	43,301	49,125	(5,824)	43,301	49,125	(5,824)
Protective Services	12,440	17,208	(4,768)	9,654	3,882	3,882	5,208	(1,327)	-	-	-	-	-	-
General expense	1,001,355	1,108,533	(107,179)	472,423	212,271	212,271	249,604	(37,333)	-	-	-	-	-	-
Housing Assistance Payments	9,426,336	8,885,833	540,503	-	-	-	-	-	-	-	-	-	-	-
Debt Service	66,045	65,667	378	-	-	-	-	-	39,849	3,500	36,349	-	-	-
CY Reserves	1,058,287	438,509	619,778	151,996	-	-	-	-	-	-	-	-	-	-
Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operating Expense</b>	<b>16,585,713</b>	<b>15,837,165</b>	<b>748,548</b>	<b>4,084,961</b>	<b>1,535,106</b>	<b>1,678,938</b>	<b>(143,832)</b>		<b>521,687</b>	<b>528,938</b>	<b>(7,250)</b>			
<b>NET INCOME (LOSS)</b>	<b>36,110</b>	<b>-</b>	<b>36,110</b>	<b>36,111</b>	<b>36,110</b>	<b>-</b>	<b>36,110</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>
Less: Restricted Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>ADJUSTED NET INCOME(LOSS)**</b>	<b>36,110</b>	<b>-</b>	<b>36,110</b>	<b>36,111</b>	<b>36,110</b>	<b>-</b>	<b>36,110</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>(0)</b>	<b>-</b>	<b>-</b>	<b>(0)</b>

\*\*Loss reduces unrestricted reserves

**Alexandria Redevelopment & Housing Authority**  
**Rent Roll Summary**  
**FY 2016**

Project Name	# of Units	January	February	March	April	May	June	Total	Avg. Rental Income/Unit
<b>Public Housing Units</b>									
*Ladrey High-rise	170	\$ 44,933	\$ 44,077	\$ 43,741	\$ 43,731	\$ 44,049	\$ 42,992	\$ 263,523	\$ 260
*Samuel Madden	66	6,280	6,875	7,108	5,234	9,097	8,397	\$ 42,991	\$ 112
*Ramsey Homes	15	3,832	2,830	1,364	3,741	3,569	3,323	\$ 18,659	\$ 207
*Andrew Adkins	90	15,508	14,779	15,287	15,571	13,157	13,985	\$ 88,287	\$ 165
*4-10 Scattered Sites	50	13,334	13,514	13,347	14,676	15,715	15,507	\$ 86,093	\$ 287
*4-11 Scattered Sites	30	6,292	6,336	7,003	8,044	7,844	7,844	\$ 43,363	\$ 241
*4-12 Scattered Sites	41	9,468	9,144	8,966	10,232	10,187	10,232	\$ 58,229	\$ 237
*Park Place	38	9,187	9,397	9,376	9,526	9,138	8,577	\$ 55,201	\$ 242
*Saxony Square	5	1,152	1,993	1,366	1,337	1,126	1,126	\$ 8,100	\$ 270
*Chatham Square	52	17,187	17,258	16,450	15,815	15,097	1,588	\$ 83,395	\$ 267
*Braddock	6	1,953	1,972	2,597	2,331	2,973	2,973	\$ 14,799	\$ 411
*Whiting	24	3,239	3,343	3,300	3,617	3,569	3,519	\$ 20,587	\$ 143
*Reynolds	18	5,763	4,695	6,677	7,581	7,671	7,671	\$ 40,058	\$ 371
*Old Dominion	36	5,853	6,123	5,647	5,758	5,773	6,082	\$ 35,236	\$ 163
*West Glebe	48	4,914	5,180	4,066	4,199	4,241	4,341	\$ 26,941	\$ 94
*James Bland I	18	4,918	6,015	5,598	6,619	6,099	4,848	\$ 34,097	\$ 316
*James Bland II	18	1,554	2,408	2,291	2,370	2,805	2,805	\$ 14,233	\$ 132
*James Bland IV	44	11,556	14,387	16,000	17,722	19,287	19,174	\$ 98,126	\$ 372
<b>**Total Public Housing</b>	<b>769</b>	<b>\$ 166,923</b>	<b>\$ 170,326</b>	<b>170,184</b>	<b>178,104</b>	<b>181,397</b>	<b>164,984</b>	<b>\$ 1,031,918</b>	
<b>Non-Public Housing Units</b>									
*Quaker Hill LP	60	\$ 97,745	\$ 97,047	\$ 93,568	\$ 96,608	\$ 96,637	\$ 96,637	\$ 578,242	\$ 1,606
Pendleton Park I	20	26,089	25,075	23,461	26,151	26,151	26,151	\$ 153,078	\$ 1,276
Pendleton Park II	4	27	3,252	795	795	795	795	\$ 6,459	\$ 269
Hopkins Tancil (Mod Rehab)	111	88,037	96,278	144,519	80,174	126,949	121,129	\$ 657,086	\$ 1,005
*James Bland V	54	68,687	65,068	57,109	73,721	67,304	64,322	\$ 396,211	\$ 1,223
*Miller Homes	16	25,233	25,233	26,852	23,528	25,233	25,233	\$ 151,312	\$ 1,576
*Princess Square	69	83,489	85,429	72,795	92,041	86,854	90,643	\$ 511,251	\$ 1,253
<b>Total Non-Public Housing</b>	<b>334</b>	<b>\$ 389,307</b>	<b>\$ 397,382</b>	<b>419,099</b>	<b>393,018</b>	<b>429,923</b>	<b>424,910</b>	<b>\$ 2,453,639</b>	
<b>Totals</b>	<b>1103</b>	<b>\$ 556,230</b>	<b>\$ 567,708</b>	<b>\$ 589,283</b>	<b>\$ 571,122</b>	<b>\$ 611,320</b>	<b>\$ 589,894</b>	<b>\$ 3,485,557</b>	
Total Monthly Average- (Actual)								\$ 580,926	
Total Monthly Budget								\$ 575,513	

Note- The amounts shown on this report only indicates the amount of rent billed to ARHA tenants, it does not include the amounts collected.

\*Resolution 830 units

\*\* Public Housing total above does not include operating subsidy received from HUD.

# ASSET MANAGEMENT/ RESIDENT AND COMMUNITY SERVICES

ASSET MGMT /  
RESIDENT & COMMUNITY SERVICES



**Commissioners:**

**Daniel Bauman, *Chairman***  
**Salena Zellers, *Vice Chairwoman***  
Anitra Androh

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell

Karl Sandberg  
Merrick T. Malone  
Peter Kleeblat

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**Roy Priest, Chief Executive Officer**

**DATE:**

**TO:** Chairman Daniel Bauman and the ARHA Board of Commissioners

**FROM:** Roy Priest, Secretary-Treasurer

**SUBJECT: ASSET MANAGEMENT SUMMARY REPORT PERIOD ENDING 05/31/2016**

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The following report provides an overview of the Asset Management performance, including but not limited to the following activities:

- Leasing and Occupancy (current occupancy, move-in, and move out activity)
- Tenant's Account Receivables (TAR's)
- Vacant unit turnaround time (down time + make ready [turn-over] + lease up time)
- Work Order performance pursuant to HUD standards
- Public Housing Assessment Systems (PHAS) score, annually revised by HUD, based on information gathered by HUD from electronic submittals, REAC inspections and other components provided by the Authority.

Table A below shows the Performance Indicators for monitoring performances, as determined by the Board of Commissioners or the CEO. Additionally, Table-A shows HUD's standards for each indicator, whenever it is applicable, or a range of values assigned to the indicator, which shows the level of achievement. In some cases, ARHA's benchmarks may be higher than HUD's standards.

Table B provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the market rent and Section 8 units owned and managed by the Authority, and the data include the previous month, current month (reporting period) and the projected data for the following period.

Table C provides a summary and overview of Asset Management activities related to the vacancy activity tracking, for the Public Housing affordable units, including Low-Income Housing Tax Credit (LIHTC) properties owned and managed by the Authority.

The last sections of this report include legal activities related to the management and operation of the developments, on a Year-to-Date basis. The current report shows May, 2016 activities.

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401 Wythe Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 703.838.2825



**TABLE A**

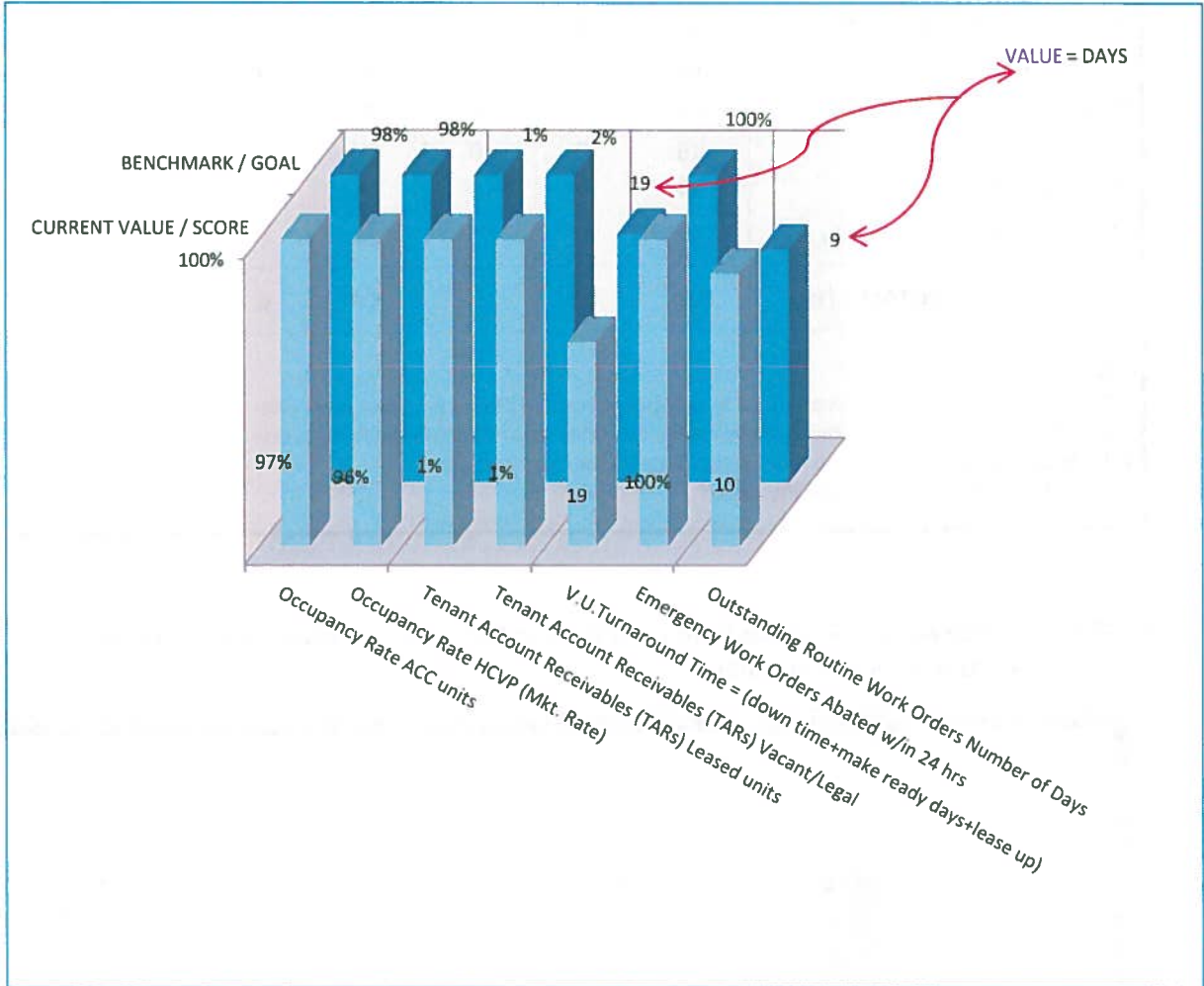
**Performance Indicators for Board Monitoring for the current reporting period**

Performance Indicators for Board Monitoring of ACC Units, HCVP & Market Rent						
INDICATOR	CURRENT MONTH	PREVIOUS MONTH	BENCHMARK /GOAL	HUD's STANDARD	COMMENTS	
1	Occupancy Rate ACC units (PH) (*)	97%	98%	98%	98%	See vacancy rate on the attached PH Vacancy Tracking report details
2	Occupancy Rate (Mkt. Rate)(*) (PBV/MOD)	97%	97%	98%	96%-99%	See vacancy rate on the attached Market Rate Vacancy Tracking Report
3	Tenant Account Receivables (TARs) - Occupied Units (*)	1.89%	1%	1%	2% = A - >2%≤4% = B >4%≤6% = C	Percent of rents uncollected 2% = A, >2%≤4% = B, >4%≤6% = C,
4	Tenant Account Receivables (TARs) - Vacated/Evictions (*)	2.33%	2%	2%	>6%≤8% = D - >8%≤= E - >10%=F	>6%≤8% = D, >8%≤= E, >10%=F
5	Vacant Unit Turnaround Time DOWN TIME = 1 day (average) MAKE READY TIME = 8 days (average) LEASE UP TIME = 10 days (average)	19 days	19 days	19 days	20 days	Vacant units down time 20≤ days =A 21≤ days =B
6	Emergency Work Orders Completed/Abated w/in 24 hrs.	100%	100%	100%	100% = A	55 Emergency Work Orders Issued and Completed within 24 hours - 99% -100% = A
7	Outstanding Routine Work Orders Number of Days (average)	9 days	10 days	15 days	21 days	462 total work orders issued; 444 completed; 18 work orders remain open including current new WO, VUs, pest services, and system transfers.

(\*) values are estimated and rounded up/down.

**CHART A**

**Performance Indicators for current Board Monitoring Reporting Period**



■ CURRENT VALUE / SCORE ■ BENCHMARK / GOAL

CHART SHOWS BENCHMARK/GOAL VS. CURRENT VALUE OR SCORE AND ARE RELATED ONLY TO THAT SPECIFIC INDICATOR. BENCHMARK VALUE AND SCORE VALUE SHOULD NOT BE USED COMPARATIVELY BETWEEN OTHER INDICATORS FOR PURPOSES OF VISUAL ASSESSMENT. VALUES ARE AUTOMATICALLY ROUNDED UP/DOWN.

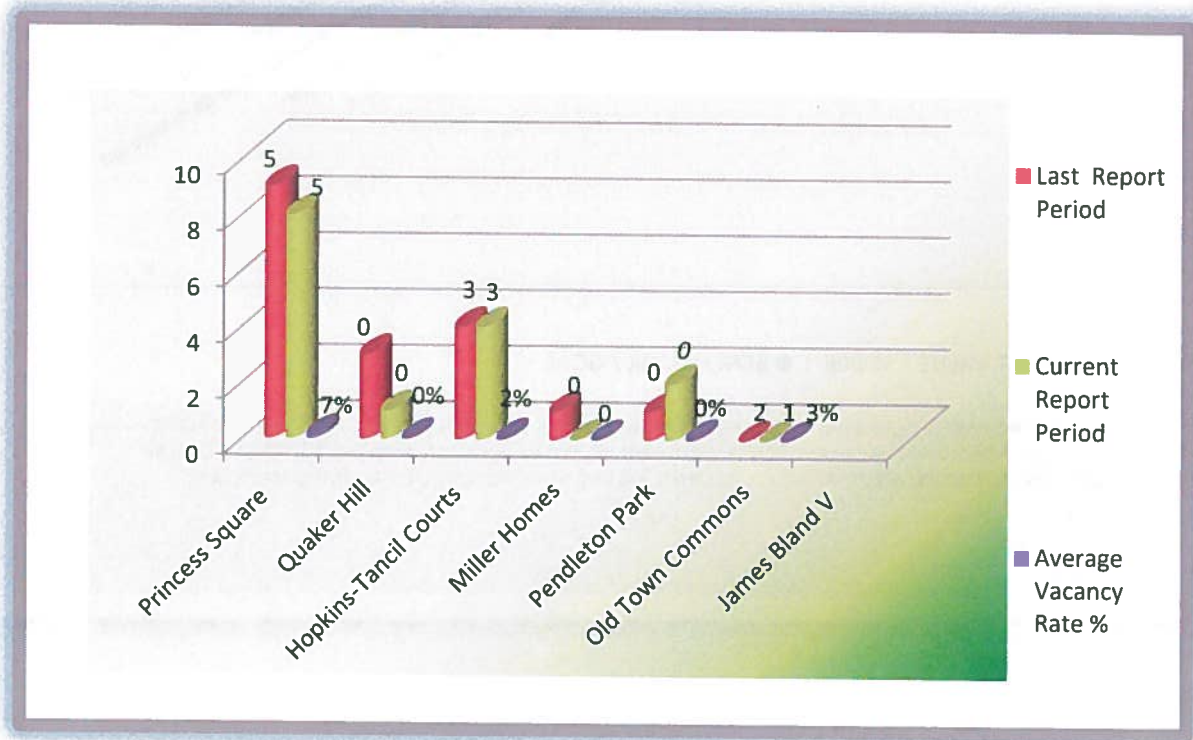
**TABLE B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (May 2016) & projected vacancy for Next Reporting Period (June 2016)**

DEVELOPMENTS MKT. & PBV/MOD	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate % (3)	Period's move-in	Period's move-out	Projected VU Next Period (*)
Princess Square (1) see notes	68	5	5	7%	2	2	3
Quaker Hill	60	0	0	0%	0	0	0
Hopkins-Tancil Courts (2)	108	3	3	3%	2	2	2
Miller Homes	16	0	0	0%	0	0	0
Pendleton Park	24	0	0	0%	0	0	0
Old Town Commons (James Bland V)	54	2	1	2%	1	1	1
<b>TOTALS (3)</b>	<b>330</b>	<b>10</b>	<b>9</b>	<b>3%</b>	<b>6</b>	<b>5</b>	<b>-</b>

**NOTES:**

- (1) Total units = 69. One unit occupied by a Resident Police Officer – net lease units = 68
- (2) Total 111 Units: one unit occupied by a RPO, two units converted into the Ruby Tucker Center. Net unit count 108.
- (3) Percentile values have been rounded up or down for chart purposes.
- (\*) **Projected for the next reporting period**

**CHART B: Vacancy Activity Tracking Report for Market Rent Units/Section 8 for the current Reporting Period (May 2016)**

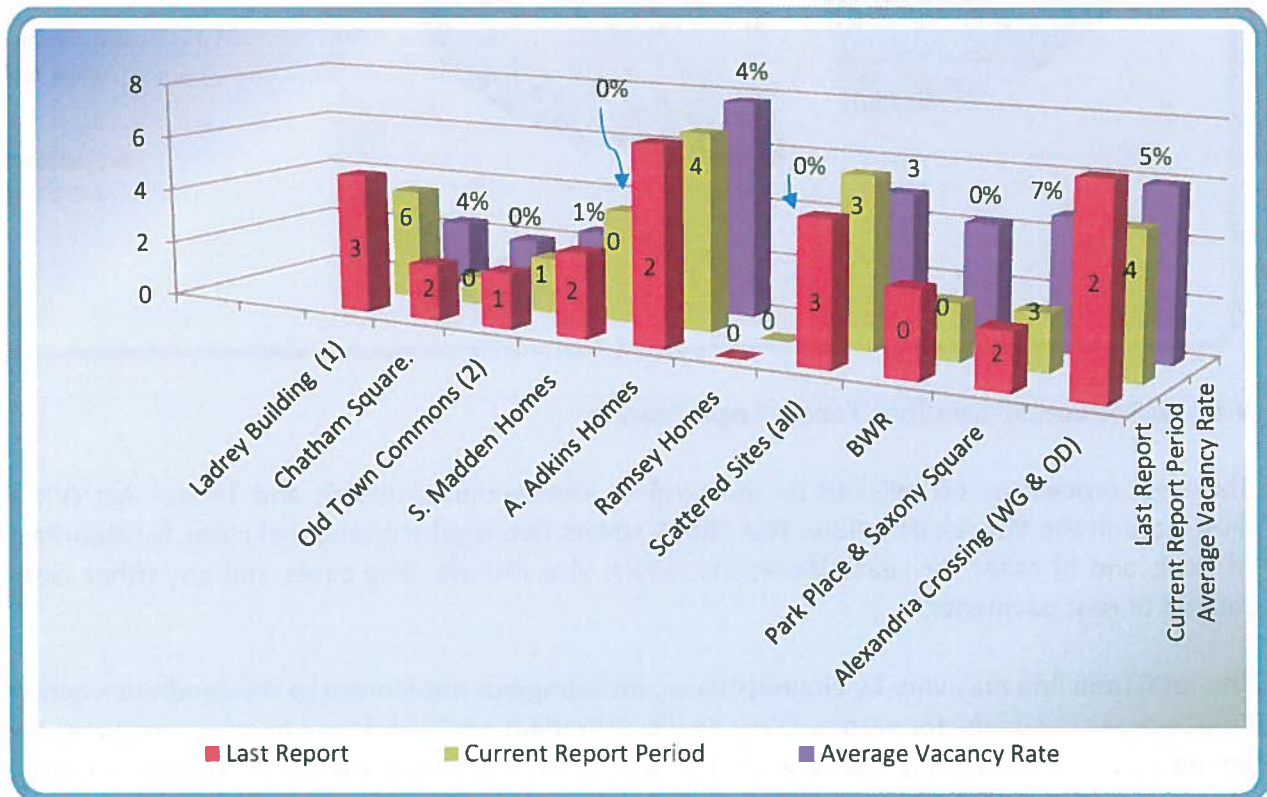


**TABLE C: Vacancy Activity Tracking Report for ACC Units for current reporting period (May 2016) and Projected Vacancy for next reporting period (June 2016)**

DEVELOPMENTS ACC UNITS (PH)	Total Number of Units	Last Report Period	Current Report Period	Average Vacancy Rate %	Period's move-in	Period's move-out	Projected VU Next Period (*)
Ladrey Building (1)	170	3	6	4%	0	0	0
Chatham Square.	52	2	0	0%	2	0	0
Old Town Commons (2)	80	1	1	1%	0	0	1
S. Madden Homes	66	2	0	0%	2	0	0
A. Adkins Homes (3)	90	2	4	4%	1	3	2
Ramsey Homes	15	0	0	0%	0	0	0
Scattered Sites (all)	121	3	3	3%	1	1	2
BWR	48	0	0	0%	0	0	0
Park Place & Saxony Square	43	2	3	7%	0	1	2
Alexandria Crossing (WG & OD)	84	2	4	5%	0	2	2
<b>TOTALS: (4) (values are rounded up/down)</b>	<b>769</b>	<b>17</b>	<b>21</b>	<b>3%</b>	<b>6</b>	<b>10</b>	<b>-</b>

NOTES:  
 (1) Total 170 Units: one unit occupied by a RPO  
 (2) Count include JB Phases 1, 2 3 and 4  
 (3) One unit occupied by an RPO  
 (\*) Projected for the next reporting period

**CHART C: Vacancy Activity Tracking Report for ACC Units for current reporting period (May 2016)**



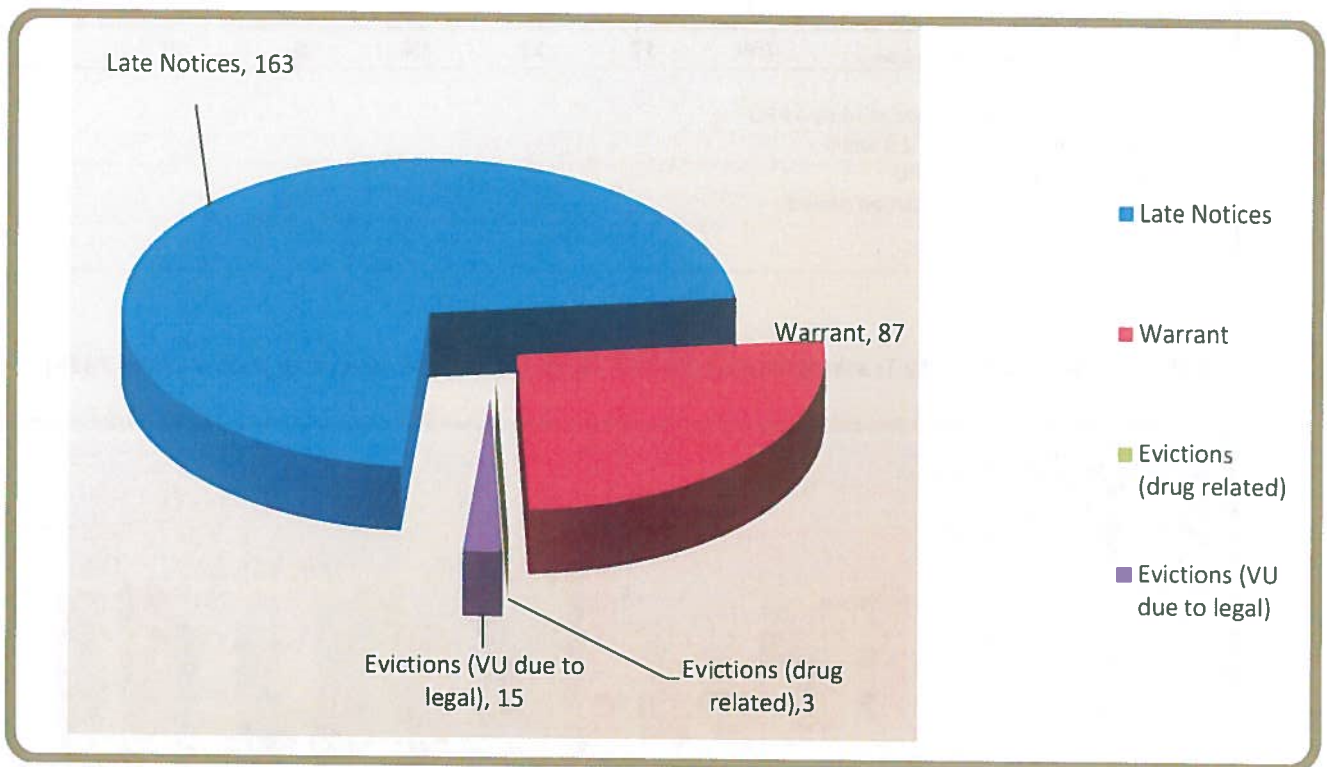
## I. Year-to-Date Administrative & Legal Activities

The following Table and Chart(s) provide a summary of the legal activities initiated by staff to enforce lease compliance, including but not limited to non-payment of rent or other charges, violation of the lease agreement unrelated to rent payment, and actions initiated by the Alexandria Police Department as a result of illegal activities, including drugs.

Chart D below, shows the Year-To-Date numbers that quantify the above steps. The variances shown in the chart also illustrate how the various steps/actions are carried out based on the residents' response and the adjudication of the cases.

The current year reflects all activities that have taken place since the beginning of the year up to the current reporting period, all values are cumulative.

**CHART D: Year to Date Administrative & Legal Activities**

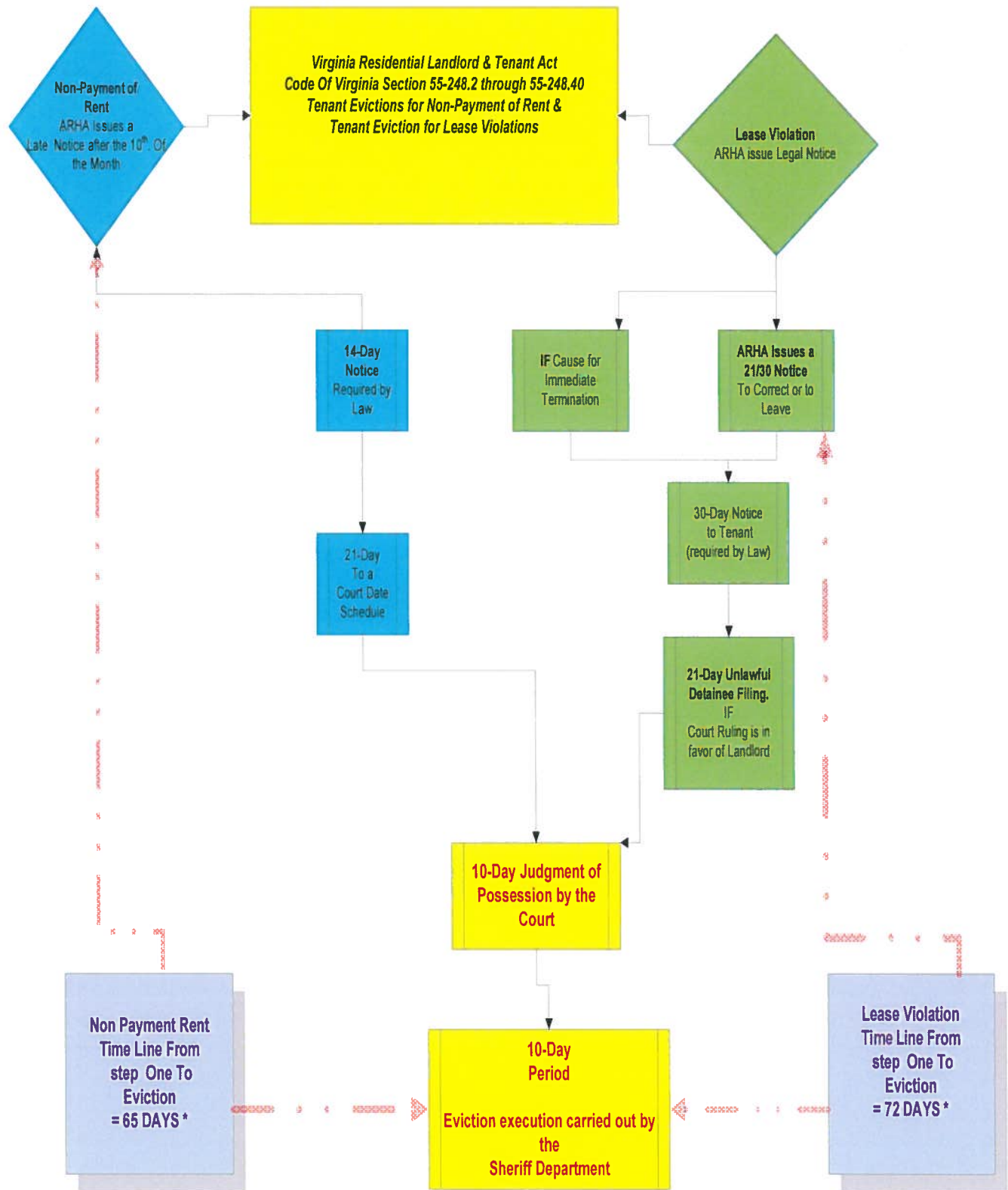


### Virginia Residential Landlord-Tenant Legal Process

The legal process as established by the Virginia Residential Landlords and Tenant Act (VRLTA) is illustrated in the flow chart below. The VRLTA covers two legal scenarios: a) cases for Non-Payment of Rent, and b) cases for Lease Violations, which also include drug cases and any other cases not related to rent payments.

The total time line may vary by circumstances, including but not limited to the Landlord's action, the Court actions in moving forward or allowing the defendant additional time or other recourses and the tenant's actions (contesting the case, etc.). The time lines shown below are an average for each type of case.

# VIRGINIA RESIDENTIAL LANDLORD AND TENANT ACT (VRLTA)



\*Time Lines may vary for each case based on unilateral actions by ARHA, the Court or the Defendant



**Commissioners:**

**Daniel Bauman, Chairman**  
**Salena Zellers, Vice Chairwoman**  
Anitra Androh

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell

Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

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**Roy Priest, Chief Executive Officer**

**DATE:** June 22, 2016

**TO:** Daniel Bauman, Chairman and the ARHA Board of Commissioners

**FROM:** Roy Priest, Secretary-Treasurer 

**SUBJECT:** HOUSING CHOICE VOUCHER PROGRAM (HCVP) ACTIVITY REPORT

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**I. HOUSING CHOICE VOUCHER PROGRAM SUMMARY OF ACTIVITIES**

The current program utilization rate is 85% of the annual contributions contract (ACC) with 102% of the budget authority expended. There were 74 vouchers issued and not under lease at the end of the month. Based on current funding allocations, per unit cost is approximately, \$1107.

The utilization summary is as follows;

- 9- New admissions for HCV tenant based rental assistance
- 4 - End of participations for HCV tenant based rental assistance
  
- 0 - New admissions for HCV project based rental assistance
- 2 - End of participations for HCV project based rental assistance
  
- 1 - New admissions for Moderate Rehabilitation rental assistance
- 0 - End of participations for Moderate Rehabilitation rental assistance

**Priority Assignments for the month of May**

- Lunch and Learn training for the reorganization
- Investor Audit for Pendleton Park
- Implementation of Streamlining Rule
- Forecasting of Budget Utilization
  - Temporarily suspend voucher issuance
  - Bill for incoming portable cases

**Voucher Management System (VMS) Data reported for May 2016**

Homeownership	17
Homeownership New this Month	0
Family Unification	39
Portable Vouchers Paid	206
Tenant Protection	80
All Other Vouchers	1,286
Total Vouchers	1,631
<b>Number of Vouchers Under Lease on the last day of the month</b>	<b>1,639</b>
HA Owned Units Leased – included in the units lease above	215
<b>New vouchers issued but not under contract as of the last day of the month</b>	<b>74</b>
Portable Vouchers Administered (Port In)	10
Number of Vouchers Covered by Project-Based AHAPs and HAPs	77
Number of Hard to Housed Families Leased	6

Total ACC	1,926
<b>Total Vouchers Allocated</b>	<b>1,713</b>
Total Vouches Available	213

\*New vouchers issued but not under lease includes current program participants actively seeking in addition to applicants selected from the waiting list

**Section Eight Management Assessment Program (SEMAP) Indicators Report  
As of May 31, 2016**

<b>Indicator</b>	<b>Possible Number of Points</b>	<b>March Rating</b>
#1 – Selection from the waiting list	15	15
#2 – Rent Reasonableness	20	20
#3 – Determination of Adjusted Income	20	20
#4 – Utility Allowance Schedule	5	5
#5 – HQS Quality Control Inspections	5	5
#6 – HQS Enforcement	10	10
#7 – Expanding Housing Opportunities	5	5
#8 – Payment Standards	5	5
#9 – Annual Re-examination	10	10
#10 – Correct Tenant Rent Calculations	5	5
#11 – Pre-contract HQS	5	5
#12 – Annual HQS Inspections	10	10
#13 – Lease Up	20	20
#14 – FSS Enrollment	10	10
Bonus (Deconcentration)		
<b>Total</b>	<b>145</b>	<b>145</b>

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of at least 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these indicators.



Program Type	VMS Units Leased	As of MM/YY	Port Outs	Port Ins	Number of 50058s Required	Number of 50058s Reported	Reporting Rate
All voucher Funded Assistance	1573	4/16	207	15	1,381	1,398	100

**Indicator #9: Annual Re-examinations**

Percentage of families with reexaminations overdue (%) (Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.		0%
Number of Families in Current Database	Number of Late Reexaminations	
1399	0	

**Indicator #10: Correct Tenant Rent Calculations**

Percentage of families with incorrect rent calculations (%) (SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold		0%
Number of Families in Current Database	Number of Rent Discrepancies	
1020	0	

**Indicator 11: Pre-contract HQS Inspections**

Percentage of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract		100%
Number of Families in Current Database	Number of Inspections On or Before Effective Date	
236	236	

**Indicator 12: Annual HQS Inspections**

Percentage of units under contract where annual HQS inspection is overdue (%) (Percentage includes all inspections more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.		0%
Number of Families in Current Database	Number of Late Inspections	
1,306	0	

**Indicator 14: Family Self Sufficiency Enrollment**

Enrolled		Escrow Balance		Points
80% or more		30% or more		10
60%-79%		30% or more		8
80% or more		Less than 30%		5
Less than 60%		30% or more		5
60%-79%		Less than 30%		3
Less than 60%		Less than 30%		0
Number of Mandatory Slots*	Number of families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
11	39	355	9	32



**Commissioners:**


<b>Daniel Bauman, <i>Chairman</i></b>	Carter Flemming	Karl Sandberg
<b>Salena Zellers, <i>Vice Chairwoman</i></b>	Christopher Ballard	Merrick T. Malone
Anitra Androh	Chyrell Bucksell	Peter Kleeblatt

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**Roy Priest, Chief Executive Officer**

**DATE:** June 22, 2016

**TO:** Chairperson Daniel Bauman and the ARHA Board of Commissioners

**FROM:** Roy O. Priest, Secretary-Treasurer 

**SUBJECT:** RESIDENT AND COMMUNITY SERVICES BOARD REPORT

**RESOURCE LEARNING CENTER: Ruby Tucker Family Center (RTFC)**

**Staff:** Jason Ellis, Gaynelle Diaz, Kimberly Artis

**Activities:**

	Education # of sessions	Enrichment # of sessions	Empowerment # of sessions	Number of Programs	Attendance (% of active)	Scope of Service (% of registered)
<i>Adult (19 and over)</i>	6	2	3	3	80%	48%
<i>Youth (4-18)</i>	29	12	5	7	69%	85%

**Ancillary Support:**

Support Services	Service delivery numbers (indvl. count)
Referral services	2
School visits/ PTA meeting	3
Food distribution	118
Clothing distribution	0
Resident Association attendance	0

**Finances:**

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$350.00			\$380

**Volunteers:**

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
1	60	48	42

**Partnerships:**

The Northern Virginia Coalition and Alfred Street Baptist Church Singles Ministry are now partnering with the Youth Arts Festival to provide volunteers for the event.

The Northern Virginia Black Chamber of Commerce has renewed its partnership with the Momentum Leadership Program for the next academic year.

**Special Notes/Upcoming Events:**

- *Cooking/Nutrition Education Class, Tuesday June 21 @ Ladrey Highrise – 6:00pm*
- *Ruby Tucker Day, Saturday June 25 @ Tancil Courtyard – 12 – 4pm*
- 20 ARHA youth who were participants with the Momentum Leadership Program graduated from T.C. Williams High School on June 18, 2016.

**THE SENIOR PROGRAM: The Senior Center @ Charles Houston; LaDrey High Rise**  
**Staff:** Vanessa Greene, Cynthia Pearce, Starr Robertson

**Activities:**

Health & Wellness	Nutrition	Cognitive	Leisure/Enrichment
24	20	33	40

**Participation:**

Active participants	New Registrants	Drop-ins	Partner Participants
43	0	12	9

**Referrals/Ancillary Services:**

Support Services	Service delivery numbers (indvl. count)
Health & Medical	326
Financial	
Daily living skills and entitlements	
Transportation	780
Enrollments and registrations	-
Sick and shut-in	5
Family planning & Assessments	

**Finances:**

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$720	-	-	\$370.09

**Volunteers:**

New recruitment	Active #	Hours of service: Resident	Hours of service: Community
3	14	2	17

**Partnerships:**

DCHS/Community Services Board Sponsored Comfort & Cheer Discussion Group

Marymount University Nursing Department Sponsored Blood Pressure Clinic & Disease Prevention Program

Burgundy Farm Country Day School “Senior Buddies” Program

Zeta Chi Omega Chapter, Alpha Kappa Alpha Sorority (Annual Seniors’ Holiday Luncheon)

Alfred Street Baptist Church Seniors’ Ministry (Tri-Annual Senior Special Events)

*I Heart Seniors, LLC (Nutrition, Physical & Cognitive sponsored Activities)*

ASCD – Association for Supervision & Curriculum Development (Provided Valentine Flowers & Cards)

VA Co-Operative Extension, Alexandria, VA (Bi-Monthly Cooking Demonstrations)

Successful Aging Committee of Alexandria, VA (Quarterly Sponsored Activities)

**Upcoming Highlights:**

- *Monday, June 20 – Golden Zumba Class, 10 a.m.*
- *Tuesday, June 21 – Wellness Presentation on Summer Skin Care by Walgreens’ Pharmacist Krystal Patel, 10:00*
- *Friday, June 24 – I HEART Seniors, LLC sponsored monthly Breakfast @ 9:30 & Fieldtrip to Chesapeake Beach, MD @ 10:30*
- *Tuesday, June 28 – Monthly Book Club Gathering @ 1:30*
- *Monday, July 11 – Fall & Fire Presentation by DAAS Social Work Staff @ 10:00*  
*Tuesday, July 12 – “Body, Mind & Soul” Healing Techniques w/Dr. Malgosia @ 10:00*

**FAMILY SELF-SUFFICIENCY AND SUPPORTIVE SERVICES (JB V, PH, HCV)**  
**Staff:** Dorothy Mwawasi

**Activities:**

Category	# of Participants	Education /Training	Employment	Health & Wellness	Life Skills	Case Management
James Bland V	-	-	-	-	-	0
Public Housing	31	3	3	4	5	11
Housing Choice	48	2	3	0	6	12
Agency wide	0	0	2	1	5	21
<b>TOTALS</b>	79	5	8	5	14	44

**Finances:**

Expenditures: ARHA	Expenditures: External Funding	Fundraising: Cash (YTD)	Donation/In-kind gifts valuation (month)
\$0.00			

Participants Earning Escrow	Total Escrow Accrued	Participants Employed	Mean Salary/Income	Cumulative Salary/Income
26	\$100,772.03	37	\$14,736.38	\$545,246.23

**Referrals:**

Category	Financial	Employment & Training	Housing Assistance	Health & Wellness	Home-ownership Counseling	Childcare	Professional Dev'ment
James Bland V							
Public Housing	3	3	0	0	0	0	1
Housing Choice	2	1	0	0	0	0	1
Agency wide	0	2	6	0	0	0	1
<b>TOTALS</b>	5	6	6	0	0	0	3

**Special Notes:**

An FSS public housing participant received \$1500 in grant funding from 5 churches to pay for online Accounting courses with Accounting Training Unlimited (ATU) to be certified as a Book-keeper. Another FSS public housing participant received a grant of \$200 from Christ Church to pay for computer classes with Computer CORE.

**Partnerships: Renewed with the following organizations:**

Van Do, Program Assistant, SNAP, Virginia Extension Services, Arlington, VA

**Upcoming Events:**

**Presented by: VA Extension Services, Arlington, VA**

Topic: Nutritional Awareness/Cooking Class

When: Tuesday, June 21<sup>st</sup>, 2016 at 6pm

Where: Ladrey Building, 300 Wythe Street, Alexandria, VA: Community Room

**Presented by: ARHA: Mr. Doug Owens**

Event: Father-Daughter Dance

When: Friday, June 24<sup>th</sup>, at 6pm

Where: Charles Houston Recreation Center

# FACILITIES & MODERNIZATION

FACILITIES &  
MODERNIZATION



**Commissioners:**

**Daniel Bauman, *Chairman***  
**Salena Zellers, *Vice Chairwoman***  
Anitra Androh

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell


Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

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**Roy Priest, Chief Executive Officer**

**DATE:** June 23, 2016

**TO:** Chairman Daniel Bauman and the ARHA Board of Commissioners

**FROM:** Roy Priest, Secretary-Treasurer 

**SUBJECT:** DEPARTMENT OF FACILITIES AND MODERNIZATION

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**PART I FACILITIES MANAGEMENT REPORT**

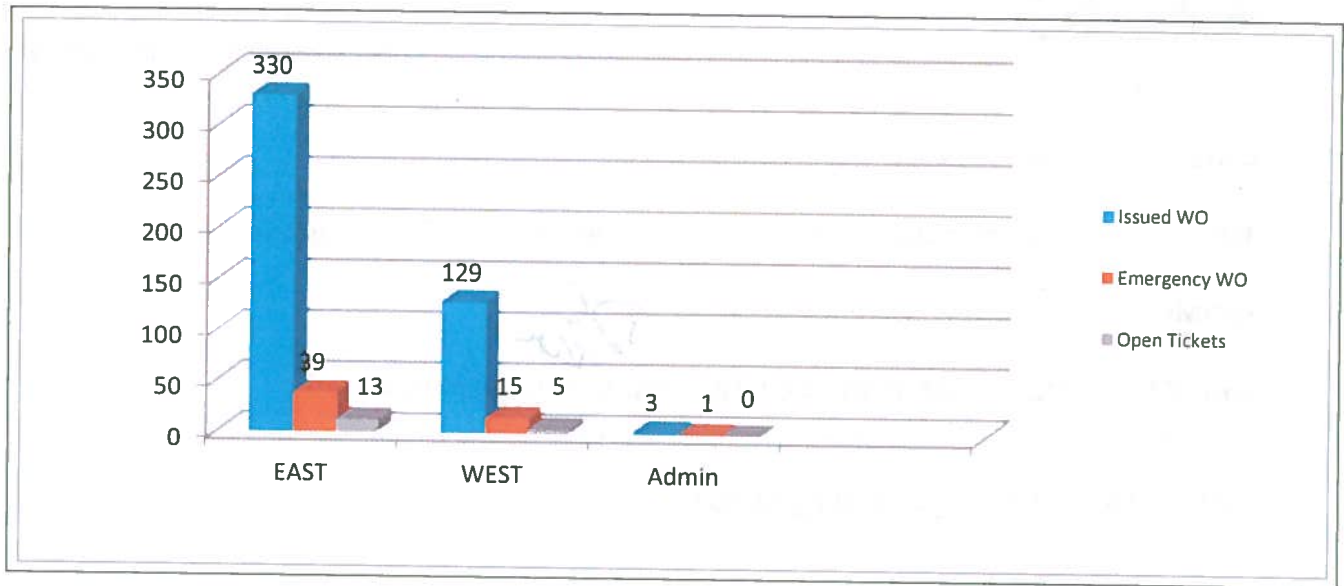
**A. Work Order Summary**

Following below is Table I, with a summary of the work order (“WO”) activity during the current reporting period, with a breakdown by WO categories. Further, Chart I provides a graphic summary of the number of work orders, by Region, comprising the Asset Management Project (“AMP”).

Table I – Reporting Period: 05/01/2016 to 05/31/2016

Issued WO’s	462	Includes all work orders generated during this period
Completed WO’s	444	Includes all work orders completed during this period
Emergency WO’s	55	Includes all emergency work orders issued and completed within 24-hours
Open WO’s	18	Routine WOs, exterminator services, and vacant units WOs summary as of the closing of this reporting period ending.

**Chart I – Work Orders by Regions**



**PART II OVERVIEW OF FACILITIES AND MODERNIZATION ACTIVITIES**

A. Current Facilities and Modernization activities in progress as of the closing of this report include:

**1. Vacant Unit Turn Over (Vacant Unit Make Ready)**

During this reporting period, fourteen (14) additional units added for rehabilitation and turnover work. Twelve (12) units have been completed and turned over (make ready time) to Asset for leasing as of the end of the current reporting period. Refer to the Asset Management report for additional details.



# DEVELOPMENT

DEVELOPMENT



**Commissioners:**


Daniel Bauman, *Chairman*  
Salena Zellers, *Vice Chairwoman*  
Anitra Androh

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell

Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

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Roy Priest, Chief Executive Officer

**DATE:** June 21, 2016  
**TO:** Daniel Bauman, Chairman and the ARHA Board of Commissioners  
**FROM:** Roy O. Priest, Secretary-Treasurer   
**SUBJECT:** DEVELOPMENT UPDATE, JUNE 2016

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**REQUEST FOR DEVELOPMENT PARTNERS, VARIOUS SITES**

As a follow-up to sequencing questions that arose in the first set of interviews; letters were drafted and forwarded to the Selected Developers. A second round of interviews were conducted June 6 – 8, 2016 with the Board and development teams in order for the subject matter of the letters to be discussed and to allow each team to present their responses to our written concerns and request for clarifications. Follow up discussions with the development teams are planned to take place in July of 2016.

**RAMSEY HOMES**

There have been several joint meetings held with the City to advance the Ramsey Homes development proposal. On May 26, 2016, a community-wide meeting was held at the Charles Houston Recreation Center to present the design alternatives developed with the ARHA Work Group. The presentation materials gave an overview of two concepts:

Proposed Concept – A slightly modified version of the original 53 Unit plan which consisted of two buildings, 3 stories each, serviced by a 29 space underground parking garage. The entrance to the garage was modified to offer improved turning radius for ingress and egress into the alley, and to avoid conflict with a privacy wall that encroaches into the alley at the Pendleton Street end. In addition, the unit sizes were reduced which resulted a reduction in the building footprint for a slight increase in the building setback from North Henry Street. The decrease of approximately 3,000 SF of gross building square footage resulted in less than 1% increase in ground level open space.

Alternate Concept – Consists of one four-story building comprised of 52 units with 30 underground parking spaces. In addition, the northernmost existing Ramsey building is preserved. The current plan is to convert the existing four 2-bedroom/1-bath units into two 3-bedroom/2.5 bath townhouse units.

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401 Wythe Street • Alexandria, VA 22314 • Office: (703) 549-7115 • Fax: (703) 838-2825



According to the city, the alternate concept is the preferred option based on responses received at the community meeting. It appears that the preservationist are very supportive of the Alternate concept as it saves one of the buildings. There was a vocal contingent within the community that believed that the cost to the preserve the building was “too high” and that any funds available for affordable housing should not be expended to preserve the building as those funds could be used to create additional units from an efficiency and cost-effectiveness standpoint. All of the comments from the community process can be viewed at [vhdllc.com](http://vhdllc.com).

On June 6, 2016, a presentation on the Section 106 process was held at ARHA to review the background on the Historic Preservation Act of 1966 and the mandates governing any perceived “federal undertaking” and the steps required to remain compliant with the law. Boyd Sipe, an Archeologist with Wetland Solutions retained by ARHA as the history and archeology consultant for the project conducted the presentation. Boyd presented a series of slides indicating the genesis of the law in the 1960’s which was influenced by the perceived endangerment of historic resources nationwide and further informing those in attendance that the ACT’s intent was to give future generations of American the options to enjoy historical heritage. He further explained the nexus between a federal undertaking and its effect on a historic resources through the Advisory Council on Historic Preservation (Presidential Appointees), although this body is rarely involved. Section 106 is a planning process to affect the following:

1. Survey the historic resource;
2. Evaluate the historic property;
3. Treatment to mitigate any impacts.

There were four members of the public present. Members of the City staff, Helen McIlvane and Karl Moritz represented the City and participated in the presentation along with Roy Priest.

In an effort to continue updates to the Council and ARHA Board, on June 9<sup>th</sup>, the ARHA Work Group convened and received a presentation and update on the community’s reaction to the two design concepts and an update on the Section 106 meeting. ARHA expressed its support for either proposal as long as the city is not using affordable housing funds to pay for the preservation (rehabilitation) effort. In fact, most of the discussion at the meeting was related to how the rehabilitation of the saved building would be funded. ARHA expressed its disagreement with the use of the proceeds from the Glebe Park loan, once repaid. It was agreed that the funding issue would need further discussion prior to the Council Meeting on June 28<sup>th</sup>.

Since the date of the Work Group meeting, there have been additional meetings between city and ARHA staff and the current proposal is that the city will use CDBG funds for the rehabilitation. Staff from the city Office of Housing will procure the designers, complete the construction documents and bid the work to separate general contractors. The city staff will then oversee and manage the construction. City and ARHA staff are fully exploring the ramifications of this method of delivery before making final decisions but it appears that progress is being made.

## **Impacts/Next Steps**

The City Council/ARHA Board of Commissioners Joint Meeting scheduled for June 28, 2016 remains the most pivotal date for the project. It is anticipated that the Council and ARHA Board will be briefed on the progress of the ARHA Work Group and its recommendation of a preferred alternative. In addition, funding options will likely be presented as well. ARHA seeks to accomplish two objectives at the joint bodies meeting:

1. Get resolution on a preferred design concept; and
2. Resolve funding sources for the preservation efforts.

ARHA has requested that a schedule be developed for the development review process that gets either concept or its final DSUP approvals prior to year end 2016 in order to apply in 2017 for Tax Credit funding for the Ramsey Homes project.

## **PORTFOLIO MANAGEMENT**

ARHA's LIHTC portfolio is maintaining its annual schedule for routine site visit and audits from the tax credit investors. The audits are generally comprised of a physical inspection, accounting review and tenant file review. Hudson Housing's Asset Management Representative toured Pendleton Park on the 25<sup>th</sup> of May. The audit went smoothly with no significant findings. The development team is in the process of following up with Hudson Housing's management team to finalize the concluding capital contribution.

The next audit is scheduled with Richman Asset Management, for Samuel Madden, on the 14<sup>th</sup> of July.

## **CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY (CRHA)**

The ARHA Technical Assistance Team (the "Team") is in its final phase of its engagement with the Charlottesville Redevelopment and Housing Authority ("CRHA"). To date we have assisted in their day-to-day operations and are drafting a Corrective Action Plan for final submission to the United States Department of Housing and Urban Development ("HUD"). The Corrective Action Plan is projected to be especially helpful for the CRHA team and the new Executive Director, who came on board in May 2016. The Plan will be delivered to CRHA this month and will provide substantial suggestions for improvements in areas of organizational development, asset management, maintenance and capital funds programs, and vacant unit turnovers.

As the contract period draws to a close, the Technical Team is focused on closing out various projects for CRHA's accounting and finance staff. A final update will be provided at the conclusion of the consultancy.

## **COMMUNICATIONS & CIVIC ENGAGEMENT**

The VHDLLC website has been updated to reflect materials from the Work Group Meeting on June 9<sup>th</sup>, current news articles and comments from the community regarding the Ramsey Homes Redevelopment.

An ARHA/City Council meeting has been scheduled for Tuesday, June 28<sup>th</sup>, from 5:30-6:30 PM at City Hall. This meeting will provide the collective proposal for Ramsey's redevelopment from both parties.

# CONSENT DOCKET

CONSENT  
DOCKET



**Commissioners:**

**Daniel Bauman, *Chairman***  
**Salena Zellers, *Vice Chairwoman***  
Anitra Androh

Carter Flemming  
Christopher Ballard  
Chyrell Bucksell


Karl Sandberg  
Merrick T. Malone  
Peter Kleeblatt

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**Roy Priest, Chief Executive Officer**

**DATE:** June 27, 2016

**TO:** Chairperson Daniel Bauman and the ARHA Board of Commissioners

**FROM:** Roy Priest, Secretary-Treasurer 

**SUBJECT:** **VOTE TO APPROVE RESOLUTION NO. 623, AUTHORIZING STAFF TO WRITE-OFF COMPUTER EQUIPMENT AND HARDWARE.**

---

**ISSUE:**

Over the years ARHA has accumulated damaged and outdated computer hardware and equipment that is beyond repair or upgrade and needs to be disposed of.

**DISCUSSION:**

The computer hardware that has been accumulated over the years has no value and must be disposed of. ARHA staff has salvaged all useful parts. We are requesting Board approval to dispose of the remaining computer hardware and equipment on the attached list.

**RECOMMENDATION:**

That ARHA's Board of Commissioners vote to approve Resolution No. 623, Authorizing Staff to Write-Off Computer Equipment and Hardware.

**FISCAL IMPACT:**

None.

**THE ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY  
BOARD OF COMMISSIONERS**

**APPROVAL TO WRITE-OFF AND DISPOSE OF  
COMPUTER HARDWARE AND EQUIPMENT**

**RESOLUTION NUMBER 623**

**WHEREAS**, the Alexandria Redevelopment and Housing Authority is required to obtain approval prior to the “write-off” and “disposition” of furniture and equipment; and

**WHEREAS**, ARHA has determined that sixty-one (61) CPU’s, thirty-five (35) monitors, twenty-nine (29) printers, thirty-six (36) keyboards, twenty (20) Router/Switch, and six (6) typewriters are beyond their useful life; and

**WHEREAS**, if approved, ARHA will delete these CPU’s, monitors, printers, keyboards, switch box, and typewriters from its inventory.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that Staff is authorized to “write-off” (sixty-one (61) CPU’s, thirty-five (35) monitors, twenty-nine (29) printers, thirty-six (36) keyboards, twenty (20) Router/Switch, and six (6) typewriters as per attached listing.

The undersigned attest that the Alexandria Redevelopment and Housing Authority adopt the foregoing resolution.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel Bauman  
ARHA Board of Commissioners

\_\_\_\_\_  
Date

\_\_\_\_\_  
Roy O. Priest  
Secretary-Treasurer

# ACTION DOCKET





# OTHER BUSINESS

OTHER  
BUSINESS

## Police discuss homicide, arrest with resident

June 16, 2016



**By Chris Teale (Photo/Chris Teale)**

After a tumultuous week for the Alexandria Police Department and the North Old Town community, Police Chief Earl Cook urged citizens to come together and help solve the latest crime and the broader causes of such incidents.

The department was called into action to investigate the city's third homicide of the year early in the afternoon of June 8, then announced the arrest of a suspect in a 2015 slaying the following day.

Police said Pierre Clark, 28, of no fixed address, suffered multiple gunshot wounds along the 1000 block of Montgomery St. just after noon. Police

spokeswoman Crystal Nosal said Clark was transported to a local hospital, but he succumbed to his injuries just before 2 p.m. that day.

As a precaution, all Alexandria City Public Schools buildings and the central office went on lock-in due to police activity at 12:44 p.m. The lock-in was lifted at 1:44 p.m. ACPS spokeswoman Helen Lloyd said Superintendent Alvin Crawley made the decision to have a system-wide lock-in in conjunction with security staff.

"We called it [the lock-in] because we need to keep our students safe at all times," Lloyd said. "We understood there to be a risk to our students and staff. Safety is always our top priority; it has to be."

Lloyd explained that a lock-in means that classes proceed as normal, but that schools' outside doors are locked as the threat to safety is perceived to be outside the building. A lock-in is different from a lockdown, when classroom doors are locked and students and staff take shelter, as the threat is perceived to be inside the building.

On June 9, police announced the arrest of Rashad Lonzell Adkins, 21, of Alexandria, in connection with the slaying of Shakkan Elliot-Tibbs last year. Adkins was charged with murder, possession of a firearm by a convicted felon and use of a firearm in the commission of a felony, and was indicted by a grand jury earlier that day.

Elliot-Tibbs, 22, of Woodbridge, suffered a gunshot wound July 3, 2015 on the 700 block of N. Fayette St. He was transported to a local hospital, where he later died from his injuries. Nosal said Adkins was the only suspected wanted in connection with the crime.

Police hosted a community meeting last Friday at the Charles Houston Recreation Center to listen to residents' concerns. Cook said he was confident of

solving Clark's murder quickly, but that the process would be made even easier by eyewitnesses coming forward, including anonymously.

Cook said that was one factor in why Elliot-Tibbs' slaying took almost a year to solve, as witnesses to the crime did not come forward with information immediately. Cook emphasized his belief that a homicide around noon in a highly-populated area had a number of witnesses.

In addition to requesting those in the community come forward with information on Clark's murder, Cook asked attendees to think about the root causes of deadly crime, and what they can do to help combat them. That desire to see community engagement to prevent young people sliding into gangs, drugs and violence was echoed by several public speakers who addressed the more than 100 people in attendance.

"There are different ways of pointing the finger, and sometimes it's not always outside," said Dara Shen, a member of the Alexandria Boxing Club, which trains at the Charles Houston Recreation Center. "Sometimes it's inside as well."

"You cannot expect the police to be our personal bodyguards," said Rev. Gregory King, Sr. of Russell Temple CME Church. "It is up to the community to police yourself."

Cook said police continually analyze data on crime and try to send officers to areas in a proactive manner, rather than purely reacting to incidents. He said while he and his colleagues would like to engage in more community policing — getting out of patrol cars, meeting with residents and building relationships — that desire must be balanced with a need to react to crimes as they occur.

Cook also noted that police rigorously enforce trespassing laws if people from outside the city visit and loiter on a property owned by the Alexandria Redevelopment and Housing Authority, the organization that manages the city's affordable housing stock. ARHA CEO Roy Priest said the installation of security

cameras at the Andrew Adkins property is being considered, but it would not be financially feasible to do across every ARHA property.

Clark's slaying was the third homicide in the city this year. The first took place in April, when Melaku Abraha was assaulted and robbed on the 200 block of S. Alfred St. and later died of his injuries. In May, Shakeel Baldon, 43, was stabbed on Lincolnia Road and died from his injuries in a local hospital.

Police announced April 12 that George McGee II, 22, of Capitol Heights, Md., was charged in connection with the murder of Abraha. With Adkins' arrest, all four of the city's 2015 homicides have been solved.

Anyone with further information on Clark's slaying is asked to contact Detective William Oakley with the Alexandria Police Department at 703-380-5019. Those with further details about the investigation into Elliot-Tibbs' death are asked to contact Detective Loren King at 703-746-6689.

# 7TH ANNUAL RUBY TUCKER DAY CELEBRATION

## WHEN

**Saturday, June 25, 2016**

**12:00p.m. - 4:00p.m.**

## WHERE

**322 Tancil Ct. Alexandria, VA 22314**

## FREE FAMILY FRIENDLY EVENT

ARHA residents, community partners, volunteers, and civic leaders are invited to celebrate the work of the agency in helping to educate, empower and enrich the lives of Alexandria residents. This year's event will highlight standout participants from our Family Self Sufficiency, Seniors, and Resource Learning Center programs. We also honor the legacy of community activist, Mrs. Ruby Tucker, who spoke loudly and often in defense of the rights of low and moderate income city residents.



**FEATURING • music & entertainment • giveaways • moonbounce  
food & refreshments • outdoor activities • information booths**

## FOR MORE INFO

**Gaynelle Diaz  
gdiaz@arha.us  
703-549-7115 x 370**

**ARHAEVENTS.WORDPRESS.COM  
ARHA.US \* @ARHA39 \* FACEBOOK.COM/ARHA39**



7<sup>th</sup> annual

# YOUTH ARTS

"The Artist Within"

# FESTIVAL

# of alexandria

**Saturday, August 6, 2016 - 1:00 pm to 5:00 pm**

Mt. Vernon Recreation Center - 2701 Commonwealth Avenue

Alexandria, VA 22305

For information, [arhacontact@gmail.com](mailto:arhacontact@gmail.com)



Tel.: 703-539-2742

# Mosquito Bite Prevention (United States)



It's always important to avoid mosquito bites, and especially when you may be ill with a disease spread by mosquitoes. Not all mosquitoes are the same. Different mosquitoes spread different viruses and bite at different times of the day.

## Type of Mosquito

## Viruses spread

## Biting habits



*Aedes aegypti*,  
*Aedes albopictus*

Chikungunya,  
Dengue, Zika

Primarily daytime, but  
can also bite at night



*Culex* species

West Nile

Evening to morning

## Protect yourself and your family from mosquito bites

### Use insect repellent

Use an Environmental Protection Agency (EPA)-registered insect repellent with one of the following active ingredients. When used as directed, EPA-registered insect repellents are proven safe and effective, even for pregnant and breastfeeding women.

#### Active ingredient

Higher percentages of active ingredient provide longer protection

#### DEET

**Picaridin**, also known as **KBR 3023**, **Bayrepel**, and **icaridin**

**Oil of lemon eucalyptus (OLE)** or **para-menthane-diol (PMD)\*\***

#### IR3535

#### Some brand name examples\*

Off!, Cutter, Sawyer, Ultrathon

Cutter Advanced, Skin So Soft Bug Guard Plus, Autan (outside the United States)

Repel

Skin So Soft Bug Guard Plus Expedition, SkinSmart



\* Insect repellent brand names provided for information only. The CDC cannot recommend or endorse any name brand products.

\*\*Always follow label instructions. Do not use OLE or PMD on children younger than 3 years.





## Protect yourself and your family from mosquito bites *(continued)*



### Always follow the product label instructions.

- ◆ Reapply insect repellent every few hours, depending on which product and strength you choose.
  - » Do not spray repellent on the skin under clothing.
  - » If you are also using sunscreen, apply sunscreen first and insect repellent second.

### Natural insect repellents (repellents not registered with EPA)

- ◆ The effectiveness of non-EPA registered insect repellents, including some natural repellents, is not known.
- ◆ To protect yourself against diseases like chikungunya, dengue, and Zika, CDC and EPA recommend using an EPA-registered insect repellent.
- ◆ When used as directed, EPA-registered insect repellents are proven safe and effective.
- ◆ For more information: [www2.epa.gov/insect-repellents](http://www2.epa.gov/insect-repellents)

## Mosquito-proof your home



- ◆ The mosquitoes that spread diseases like Zika lay their eggs in containers with standing water around your home!
  - » **Once a week, empty and scrub, turn over, cover, or throw out items that hold water, such as tires, buckets, planters, toys, pools, birdbaths, flowerpots, or trash containers. Check inside and outside your home.**
- ◆ Use screens on windows and doors. Repair holes in screens to keep mosquitoes outside.
- ◆ Use air conditioning when available.

## If you have a baby or child



- ◆ Always follow instructions when applying insect repellent to children.
- ◆ Do not use insect repellent on babies younger than 2 months of age.
- ◆ Dress your child in clothing that covers arms and legs, or
- ◆ Cover stroller and baby carrier with mosquito netting when outdoors.
- ◆ Do not apply insect repellent onto a child's hands, eyes, mouth, and cut or irritated skin.
  - » Adults: Spray insect repellent onto your hands and then apply to a child's face.
- ◆ Do not use products containing oil of lemon eucalyptus (OLE) or para-menthane-diol (PMD) on children under 3 years of age.

## Treat clothing and gear



- ◆ Treat items such as boots, pants, socks, and tents with permethrin or purchase permethrin-treated clothing and gear.
  - » Permethrin-treated clothing will protect you after multiple washings. See product information to find out how long the protection will last.
  - » If treating items yourself, follow the product instructions.
  - » Do not use permethrin products directly on skin.



# **FREE COMMUNITY HEALTH CLINICS**

**(Uninsured Only)**

**TUESDAYS**

**8:00AM-12:00PM**

**99 ADAMS STREET, MANASSAS  
PARK, VA 20111  
703-239-3493**

**WEDNESDAYS**

**9:00AM-1:00PM**

**7224 COMMERCE STREET, APT.T-2  
SPRINGFIELD, VA 22150  
703-239-3493**

**THURSDAYS**

**9:00AM-1:00PM**

**3304B CULMORE COURT,  
FALLS CHURCH, VA 22041  
703-239-3493**

A strategic partnership between George Mason University and Fairfax County Neighborhood and Community Services.

**Services Offered:**

School entry and youth athletic physicals

General health physicals

Screenings: Hypertension, Diabetes, Asthma

Urine Pregnancy testing

Vision Screenings

Hearing Screenings

Acute primary care visits (Sore throat , congestion, etc.)

Referrals for chronic medical conditions, sexually transmitted infection screening- and referral for free testing to the Fairfax County Health District clinics

Depression screening and referral for services

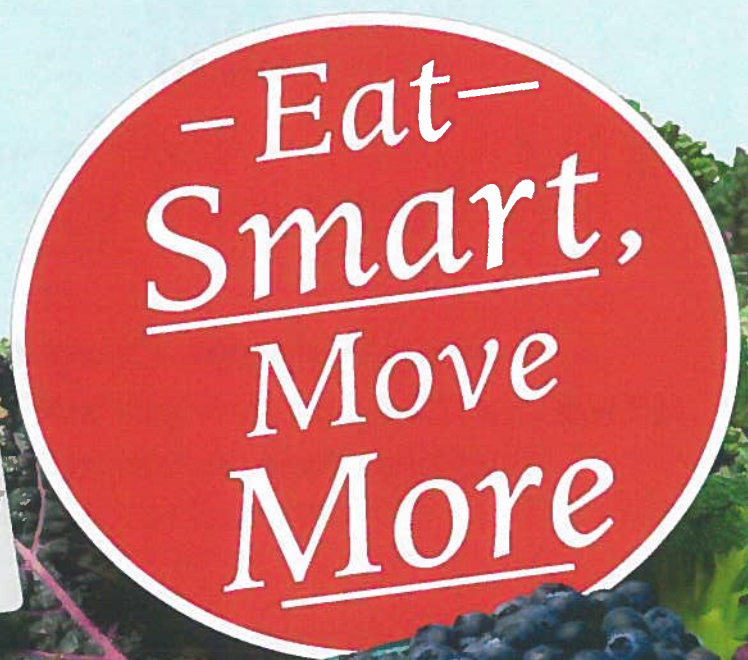
Counseling on obesity

Referral Services for continued care and medical home






· ALL PATIENTS ARE SEEN ON A FIRST, COME FIRST SERVE BASIS

# It's a **SNAP** to use **EBT** at **farmers markets**

[eatsmartmovemoreva.org](http://eatsmartmovemoreva.org)



Shop for nutritious, fresh produce, including:

- Vegetables 
- mushrooms 
- herbs 
- Fruits 
- vegetable starts 



South American Immigrant Support Center is a 501(c)(3) nonprofit organization. It is not affiliated with any government agency. It is not a charitable organization. It is not a religious organization. It is not a political organization. It is not a social organization. It is not a business organization. It is not a professional organization. It is not a trade organization. It is not a labor organization. It is not a union. It is not a guild. It is not a fraternal organization. It is not a mutual aid society. It is not a benevolent society. It is not a fraternal benefit society. It is not a fraternal order of society. It is not a fraternal order of brothers and sisters. It is not a fraternal order of the world. It is not a fraternal order of the north. It is not a fraternal order of the south. It is not a fraternal order of the east. It is not a fraternal order of the west. It is not a fraternal order of the north and south. It is not a fraternal order of the east and west. It is not a fraternal order of the north, east, south, and west. It is not a fraternal order of the north, east, south, west, and center. It is not a fraternal order of the north, east, south, west, center, and heaven. It is not a fraternal order of the north, east, south, west, center, heaven, and earth. It is not a fraternal order of the north, east, south, west, center, heaven, earth, and sea. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, and air. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, and fire. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, and water. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, and earth. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, and sky. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, and sun. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, sun, and moon. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, sun, moon, and stars. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, sun, moon, stars, and planets. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, sun, moon, stars, planets, and galaxies. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, sun, moon, stars, planets, galaxies, and universe. It is not a fraternal order of the north, east, south, west, center, heaven, earth, sea, air, fire, water, earth, sky, sun, moon, stars, planets, galaxies, universe, and everything.

# ***Eat Smart, Move More at farmers markets***

**Get more fruits and vegetables  
when you use your SNAP/EBT CARD**

**1** Visit a participating Farmers Market



**2** Stop by the information booth and swipe your SNAP/EBT Card

**3** Receive matching tokens to spend more at the farmers market!\*

\*\*Old Town Farmers Market, up to \$20  
Arlington Farmers Market, no max  
Columbia Pike Farmers Market, up to \$10

**Visit Virginia Cooperative Extension  
at the market for fun activities, tastings\*\*, and prizes!**

**Old Town Farmers Market 301 King St Alexandria, VA**

VCE Last Saturdays of the month

Open Saturdays - 7:00 a.m. to 12:00 p.m.

\*\*tastings at Old Town Farmers Market only

**Arlington Farmers Market N. 14<sup>th</sup> St and N Courthouse Rd**

VCE Second Saturdays of the month

Open Saturdays - 8:00 a.m. to 12:00 p.m.

**Columbia Pike Farmers Market 2820 Columbia Pike Arlington, VA**

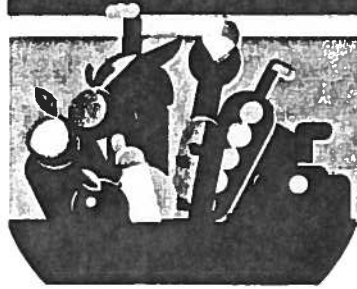
VCE Third Sundays of the month

Open Sundays 9:00 a.m. to 1:00 p.m.



# STRETCH YOUR FOOD DOLLARS

AT OLD TOWN FARMERS' MARKET & FOUR MILE RUN FARMERS & ARTISANS MARKET



Get more fruits & vegetables when you use your SNAP/EBT CARD

DOUBLE your SNAP/EBT Dollars!

It's easy when you

## DOUBLE YOUR SNAP/EBT DOLLARS!

### How It WORKS

**1 VISIT** Old Town Farmers' Market or Four Mile Run Farmers & Artisans Market.

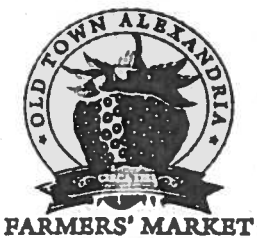
**2 Stop by the INFORMATION BOOTH** and swipe your SNAP/EBT Card.

**3 Receive up to \$20 IN MATCHING TOKENS\*** to use at the Market.

\*Purple tokens for fruits and vegetables only

### Additional DETAILS:

- SNAP customers are eligible for up to \$20 matching tokens per weekly visit.
- Double Dollar tokens cannot be exchanged for benefits or cash.



301 King St.  
703.746.4000  
Saturdays, 7 a.m. – 12 p.m.  
Year round  
[www.alexandriava.gov/FarmersMarket](http://www.alexandriava.gov/FarmersMarket)



4109 Mt. Vernon Ave.  
804.4MI.RUN1 (464.7861)  
Sundays, 9 a.m. – 1 p.m.  
April – November  
[www.4mrrmarket.org](http://www.4mrrmarket.org)



YOU SPEND \$1 >> WE MATCH \$1